

1 - Introduction

Original Submission No	Submitter	Plan Change	Position	Decision Requested
653.6	David McLauchlan	PC14	Seek Amendment	Have the outer areas zoned RMDZ deferred.
751.1	Christchurch City Council	PC14	Seek Amendment	Please see attached documentation.
823.1	The Catholic Diocese of Christchurch	PC14	Support	Retain 1.3.4.2.e as notified.
1089.3	Christchurch Civic Trust	PC14	Seek Amendment	Clarify point of legal effect.

1 - Introduction > 1.3 - Statutory Context > 1.3.4 - The Relationship with Other Plans and Documents

Original Submission No	Submitter	Plan Change	Position	Decision Requested
855.5	Lendlease Limited	PC14	Support	Retain changes to 1.3.4.2 as notified.

1 - Introduction > 1.3 - Statutory Context > 1.3.4 - The Relationship with Other Plans and Documents > 1.3.4.2 - Long Term Plan, the 3 Year Plan and Annual Plan

Original Submission No	Submitter	Plan Change	Position	Decision Requested
268.13	Clare Marshall	PC14	Seek Amendment	Plans need to be made with climate change in mind.
270.13	Rob Harris	PC14	Seek Amendment	Seek amendment [to Chapter 1 to provide a buffer around areas with known heritage value]
814.1	Carter Group Limited	PC14	Support	Retain 1.3.4.2 as notified.

2 - Abbreviations and Definitions

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.1	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain new and amended abbreviations and definitions]

2 - Abbreviations and Definitions > 2.2 - Definitions List

Original Submission No	Submitter	Plan Change	Position	Decision Requested
380.5	South Shore Resident's Association (SSRA)	PC14	Seek Amendment	[That] "development" and "intensification" [have] clear and robust definition/s.
519.25	James Carr	PC14	Seek Amendment	seeks to amend the height limits in the Central City zones to allow exemptions for spires, domes, sculptural caphouses or other architectural features [etc.] that add visual interest to the skyline without adding bulk or significant shading.
571.12	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan includes associated definitions
615.8	Analijia Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan [as it relates to the associated definitions]
695.3	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	[Regarding the definitions that relate to Chapter 9.3 Historic heritage] amend the provisions to enable Rāpaki Rūnanga to develop ancestralland within its takiwā to give effect to section 6 (e) of the RMA; and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.
751.4	Christchurch City Council	PC14	Seek Amendment	Remove [all definitions that relate to the] Meadowlands Exemplar overlay: <ul style="list-style-type: none"> • Context and sight analysis (meadowlands) • Future development allotment (meadowlands) • Neighbourhood plan (meadowlands)
855.6	Lendlease Limited	PC14	Seek Amendment	Amend the definition of “Commercial Centre” to include reference to the “Metropolitan Centre Zone”, as follows: Commercial Centre means the city centre, metropolitan centres, town centres, local centres, neighbourhood centres and large format centres zoned City Centre, Metropolitan Centre, Town Centre, Local Centre, Neighbourhood Centre, Commercial Banks Peninsula and Large Format Retail zone.
855.8	Lendlease Limited	PC14	Seek Amendment	The submitter requests Council amend the definition of “Commercial Zones” to include reference to the “Metropolitan Centre Zone”, as follows: Commercial Zones means the following zones: Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone, Commercial Banks Peninsula Zone, Large Format Retail Zone, Commercial Office Zone, Mixed Use Zone, Metropolitan Centre Zone, City Centre Zone, Central City Mixed Use Zone and Central City Mixed Use (South Frame) Zone.

855.9	Lendlease Limited	PC14	Seek Amendment	Amend the definition of “Habitable room” as follows: Habitable room means any room used for the purposes of teaching or used as a living room, dining room, sitting room, bedroom, home office or other room specified in the District Plan to be a similarly occupied room.
855.10	Lendlease Limited	PC14	Seek Amendment	Amend the definition of “Human scale” to remove the words “and lower building heights”, as follows: Human scale means incorporating dimensions that result in smaller built components and lower building heights , with attention to the human experience from eye level, relative to the physical size of a person.
855.11	Lendlease Limited	PC14	Seek Amendment	Amend the definition of “Key Activity Centres” to include reference to the “Metropolitan Centre Zone”, as follows: Key Activity Centres means..... The key activity centre in each location is land zoned either Metropolitan Centre, Town Centre or Local Centre Zone.
855.12	Lendlease Limited	PC14	Seek Amendment	Insert a new definition of Metropolitan Centre as follows: <u>Metropolitan Centre means areas used predominantly for a broad range of commercial, community, recreational and residential activities. The zone is a focal point for sub-regional urban catchments. The Metropolitan Centre zone includes the Key Activity Centres at Hornby, [other].</u>
855.13	Lendlease Limited	PC14	Seek Amendment	Amend the definition of Town Centre as follows and provide for any other consequential amendments. <u>Town Centre means areas used predominantly for:</u> <u>• in smaller urban areas, a range of commercial, community, recreational and residential activities.</u> <u>• in larger urban areas, a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs.</u> <u>The Town Centre zones includes the centres at Belfast/Northwood, Eastgate/Linwood, Hornby, North Halswell, Papanui/Northlands, Riccarton, Shirley /Palms.</u>
855.14	Lendlease Limited	PC14	Seek Amendment	Amend the definition of Neighbourhood Centre, as follows: <u>Means the areas zoned Neighbourhood Centre Areas used predominantly for small-scale commercial and community activities that service the needs of the immediate residential neighbourhood.</u>

855.15	Lendlease Limited	PC14	Seek Amendment	<p>Amend the definition of Local Centre, as follows:</p> <p><u>means: Areas used predominantly for a range of commercial and community activities that service the needs of the residential catchment.</u></p> <p><u>Includes</u> the Local Centre zone at Addington, Avonhead, Beckenham, Bishopdale, Colombo/Beaumont, Cranford, Edgware, Fendalton, Ferrymead, Halswell, Hillmorton, Ilam/Clyde, Merivale, New Brighton, Northwest Belfast, Parklands, Prestons, Redcliffs, Richmond, Linwood Village, Barrington, St Martins, Sumner, Sydenham North, Sydenham South, Wairakei/Greens Road, Wigram, Woolston and Yaldhurst; and the Commercial Banks Peninsula Zone at Lyttelton and Akaroa.</p>
855.16	Lendlease Limited	PC14	Seek Amendment	<p>Amend the definition of large format centre, as follows:</p> <p><u>Large format centre retail zone</u></p> <p>Means areas used predominantly for commercial, community, recreational and residential activities.</p> <p><u>Includes</u> those commercial centres at Moorhouse Avenue, Shirley Homebase, Tower Junction, Northlink Papanui, SupaCenta Belfast and Chappie Place Hornby zoned Large Format Retail Zone on the planning maps.</p>
903.17	Danne Mora Limited	PC14	Oppose	Delete definitions of “Context and site analysis”, “Future development allotment” and “Neighbourhood Plan”

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Original Submission No	Submitter	Plan Change	Position	Decision Requested
193.1	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	[Retain the proposed] definition of alteration.

760.29	ChristchurchNZ	PC14	Seek Amendment	Add a new definition for 'Accessible residential units' as follows: <u>“For the purposes of the Mixed Use Zone(Sydenham and Waltham), means:A residential unit that is located, constructed,and configured to allow for people of all agesand abilities to move freely and independently,and meet their functional requirements, to andwithin the unit”</u>
760.30	ChristchurchNZ	PC14	Seek Amendment	Add a new definition for 'Apartment building' as follows: <u>“For the purposes of the Mixed Use Zone(Sydenham and Waltham), means:A residential building that contains two or moreresidential units where those units are alignedvertically one on top of the other”.</u>
814.2	Carter Group Limited	PC14	Oppose	Oppose the new definition of Accessory Building. Amend to original definition.
814.3	Carter Group Limited	PC14	Oppose	Oppose this definition of Alteration. Amend to original definition.
823.2	The Catholic Diocese of Christchurch	PC14	Oppose	Definition of 'Accessory building'. Retain status quo.
823.3	The Catholic Diocese of Christchurch	PC14	Oppose	Definition of 'Alteration". Retain status quo.
825.1	Church Property Trustess	PC14	Oppose	[Retain status quo with regard to the definition of 'Alteration'].
874.1	Daresbury Ltd	PC14	Oppose	[Seeks to oppose the] [d]efinition of‘Alteration’
1003.3	Melissa Macfarlane	PC14	Seek Amendment	Amend the definition of 'alteration' to include more examples ofchanges that would not beconsidered ‘alterations’.
1048.19	Cameron Matthews	PC14	Seek Amendment	[Re: definition of 'Alteration of heritage item'] Strike out all rules or parts of rules as they relate to Residential Heritage Areas.

2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.2 - B

Original Submission No	Submitter	Plan Change	Position	Decision Requested
488.3	Luke Morreau	PC14	Seek Amendment	Requests that Council reviews the method of calculating site coverage/non landscaped areas.
685.2	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[With respect to the definition of "Building"]: [amend f. to clarify whether this means] the area in plan, or the vertical surface area of a retaining wall.
685.3	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[With respect to the definition of "Building"]: [Amend subclause (o) to clarify] the word ‘roofed’. Does ‘roofed’,for example, include a louvre, pergola or shade sail structure over a deck? Does it include bike parkspaces? Does it include stormwater attenuation tanks?

720.2	Mitchell Coll	PC14	Seek Amendment	Seek amendment to Building definition sub clause (f) to clarify if referring to plan area or vertical surface area.
720.3	Mitchell Coll	PC14	Seek Amendment	Seeks amendment of subclause (o) of the "Building" definition to clarify what roof includes within the definition.
751.5	Christchurch City Council	PC14	Seek Amendment	<ol style="list-style-type: none"> 1. Amend [definition of] Building Base as follows: In respect to the City Centre and Central City Mixed Use Zones, means any part of any building that is below the maximum permitted height for the building base for that type of building in the zone. 2. Amend [definition of] Building Tower as follows: In respect to the City Centre and Central City Mixed Use Zones, means the part of any building that is above the maximum permitted height for the building base for that type of building in the zone...
814.4	Carter Group Limited	PC14	Oppose	Oppose definition of Building. Amend to original definition.
814.5	Carter Group Limited	PC14	Oppose	Oppose definition of Building Base. Seek that it is deleted.
814.6	Carter Group Limited	PC14	Oppose	Oppose definition of Building Tower. Seek that it is deleted.
814.7	Carter Group Limited	PC14	Seek Amendment	Amend the Building Coverage definition such that the term 'building footprint' is marked with reference to the corresponding definition of this term.
814.8	Carter Group Limited	PC14	Seek Amendment	Amend Building Footprint definition to make clearer.
823.4	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Building'. Retain status quo.
823.5	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Building Base'. Delete
823.6	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Building Tower'. Delete.
823.7	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Definition 'Building Coverage'. Seek amendment such that the term 'building footprint' is marked with reference to the corresponding definition of this term.
823.8	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Definition 'Building Footprint'. Seek amendment to provide greater clarity.
903.19	Danne Mora Limited	PC14	Support	Retain the definition as notified [<u>Building Coverage</u>]
903.20	Danne Mora Limited	PC14	Support	Retain the definition as notified [<u>Building Footprint</u>]
914.3	Davie Lovell-Smith Ltd	PC14	Support	Retain the Building Coverage definition as notified.
914.4	Davie Lovell-Smith Ltd	PC14	Support	Retain the Building Footprint definition as notified.

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Original Submission No	Submitter	Plan Change	Position	Decision Requested
193.2	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	Retain the proposed definition for a contributory building in relation to heritage areas.
751.2	Christchurch City Council	PC14	Seek Amendment	Amend the definition of "Comprehensive Residential Development" as follows: "Comprehensive residential development in relation to the Residential New Neighbourhood Zone , means a development of three four or more residential units which have been, or will be, designed, consented and constructed in an integrated manner (staged development is not precluded). It may include a concurrent or subsequent subdivision component."
760.32	ChristchurchNZ	PC14	Seek Amendment	Amend definition of 'Comprehensive residential development' to read: Comprehensive residential development in relation to the Residential New Neighbourhood Zone Future Urban Zone , means a development of three or more residential units which have been, or will be, designed, consented and constructed in an integrated manner (staged development may is not be precluded). It may include a concurrent or subsequent subdivision component.
814.9	Carter Group Limited	PC14	Oppose	Oppose the definition for Contributory Building. Seek that this is deleted.
814.10	Carter Group Limited	PC14	Seek Amendment	Oppose new definition of Coverage. Seek that the original definition is retained.
823.9	The Catholic Diocese of Christchurch	PC14	Oppose	Definition of 'Contributory Building'. Delete.
823.10	The Catholic Diocese of Christchurch	PC14	Oppose	Definition of 'Coverage'. Retain status quo.
1048.17	Cameron Matthews	PC14	Seek Amendment	[Re definition of 'contributory building']- strike out all rules or parts of rules as they relate to Residential Heritage Areas.

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Original Submission No	Submitter	Plan Change	Position	Decision Requested
193.3	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	Retain the proposed definition for a defining building in relation to heritage areas.
814.11	Carter Group Limited	PC14	Oppose	Oppose definition of Defining Building. Seek that it is deleted.
814.12	Carter Group Limited	PC14	Seek Amendment	Oppose the new definition of Demolition. Seek that the original definition is retained.
814.13	Carter Group Limited	PC14	Support	Retain the definition for Development Site as notified.

814.14	Carter Group Limited	PC14	Seek Amendment	Oppose the new definition for Dripline. Seek that the original definition is retained.
823.11	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Defining building'. Delete
823.12	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Demolition'. Retain status quo.
823.13	The Catholic Diocese of Christchurch	PC14	Support	Definition 'Development site'. Retain as notified.
823.14	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Dripline'. Retain status quo.
825.2	Church Property Trustess	PC14	Oppose	[Retain status quo with regard to the definition of 'Demolition'].
874.2	Daresbury Ltd	PC14	Oppose	[Seeks to oppose the] [d]efinition of 'Demolition'
1048.18	Cameron Matthews	PC14	Seek Amendment	[Re: definition of 'defining building'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.20	Cameron Matthews	PC14	Seek Amendment	[Re: definition of 'demolition'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.

2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.5 - E

Original Submission No	Submitter	Plan Change	Position	Decision Requested
259.5	Ara Poutama Aotearoa	PC14	Seek Amendment	[Re: Emergency and refuge accommodation] Amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community are provided for.
356.1	David Hood	PC14	Seek Amendment	[Regarding the definition of 'EDM Walking Distance'] [Seeks clarification on how this is measured and enacted for new buildings]

2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.6 - F

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.15	Carter Group Limited	PC14	Oppose	Oppose the definition of Fine Grain. Seek that it is deleted.
823.15	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Fine grain'. Delete

2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.7 - G

Original Submission No	Submitter	Plan Change	Position	Decision Requested
760.27	ChristchurchNZ	PC14	Seek Amendment	Add a new definition for 'greenway' as follows: <u>For the purposes of the Mixed Use Zone(Sydenham and Waltham), means: “a high amenity corridor for the use ofpedestrians, people on bikes and other activetransport modes, in addition to the provision oflandscaping, trees, stormwater managementand informal recreation space. Greenways arenot open to general traffic, except authorizedmaintenance vehicles”.</u>
814.16	Carter Group Limited	PC14	Seek Amendment	Oppose new definition of Ground level. Seek that the original definition is retained.
814.17	Carter Group Limited	PC14	Oppose	Oppose the definition of Gust Equivalent Mean (GEM). Seek that it is deleted.
823.16	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Ground level'. Retain status quo.
823.17	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Gust Equivalent Mean (GME)'. Delete

2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H

Original Submission No	Submitter	Plan Change	Position	Decision Requested
193.4	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Seek Amendment	[With respect to the Heritage fabric definition]: remove part (b)
193.5	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	Retain proposed definition ofheritage professional
556.1	Winton Land Limited	PC14	Seek Amendment	That the definition of height be amended as follows: Within the Medium Density Residential zone and High Density Residential zone only, means the vertical distance between a specified reference point and the highest part of any feature, structure or building above that point. <u>In Flood Management</u>

				<u>Areas, height shall be measured from the FFL recorded in a minimum finished floor level certificate</u>
806.1	Te Tāhuhu o te Mātaraunga (Ministry of Education)	PC14	Support	[Regarding definition of habitable room] Retain as drafted
814.18	Carter Group Limited	PC14	Oppose	Oppose definition of Habitable room. Seek that it is deleted.
814.19	Carter Group Limited	PC14	Oppose	Oppose definition of Heat island. Seek that it is deleted.
814.20	Carter Group Limited	PC14	Oppose	Oppose definition of Hedge. Seek that it is deleted.
814.21	Carter Group Limited	PC14	Seek Amendment	Oppose new definition of Height. Seek that original definition is retained.
814.22	Carter Group Limited	PC14	Seek Amendment	Oppose new definition of Heritage setting. Seek that the original definition is retained.
814.23	Carter Group Limited	PC14	Support	Retain the definition for Heritage Building Code works as notified.
814.24	Carter Group Limited	PC14	Oppose	Oppose definition of Human scale. Seek that this definition is deleted.
823.18	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Habitable room'. Delete
823.19	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Heat island'. Delete
823.20	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Hedge'. Delete.
823.21	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Height'. Retain status quo.
823.22	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Human scale'. Delete
823.214	The Catholic Diocese of Christchurch	PC14	Support	Delete definition of 'Heritage Building Code works'.
823.215	The Catholic Diocese of Christchurch	PC14	Oppose	Delete definition of 'Heritage setting'.
825.3	Church Property Trustess	PC14	Oppose	[Retain status quo with regard to the definition of 'Heritage setting'].
842.1	Fire and Emergency	PC14	Support	<i>[Definition of height]</i> Retain as notified
874.3	Daresbury Ltd	PC14	Oppose	[Seeks to oppose the] [d]efinition of 'Heritage setting'
874.4	Daresbury Ltd	PC14	Support	[Seeks council retains the] [d]efinition of 'Heritage Building Code Works' [as proposed].
909.1	St John	PC14	Support	<i>[Regarding the definition of height]</i> Retain as notified
910.1	Ministry of Justice	PC14	Support	[Regarding the definition of height] Retain as notified

911.1	Department of Corrections	PC14	Support	[Regarding the definition of height] Retain as notified
912.1	Canterbury Civil Defence and Emergency Management Group	PC14	Seek Amendment	[Regarding the definition of height] Retain as notified
1003.4	Melissa Macfarlane	PC14	Seek Amendment	Amend the definition of 'Heritage fabric' to exclude 'heritage area' for, exclude heritage areabuildings that are not definingor contributory.
1048.1	Cameron Matthews	PC14	Seek Amendment	[Re: definition of 'heritage investigative and temporary works'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.2	Cameron Matthews	PC14	Seek Amendment	[Re: definition of 'heritage item'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.3	Cameron Matthews	PC14	Seek Amendment	[Re: definition of 'heritage professional'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.4	Cameron Matthews	PC14	Seek Amendment	[Re: definition of 'heritage setting'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.5	Cameron Matthews	PC14	Seek Amendment	[Re: definition of 'heritage Building Code works'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.6	Cameron Matthews	PC14	Seek Amendment	[Re: definition of 'heritage values'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.21	Cameron Matthews	PC14	Seek Amendment	[Re: definition of 'heritage fabric'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.

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Original Submission No	Submitter	Plan Change	Position	Decision Requested
193.6	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	Retain proposed definition of Intrusive building or site
751.3	Christchurch City Council	PC14	Seek Amendment	Add the following definition to the DistrictPlan- <u>Intensification means, in relation toPolicies 5.2.2.5.1 and 5.2.2.5.2, developmentthat results in a net increase in the number ofresidential units and/or potential forincreased occupancy within a site.</u>
814.25	Carter Group Limited	PC14	Oppose	Oppose definition of Intrusive building or site. Seek that it is deleted.
823.213	The Catholic Diocese of Christchurch	PC14	Oppose	Delete the definition of 'Intrusive building or site'.
1048.7	Cameron Matthews	PC14	Seek Amendment	[Re: definition of 'intrusive building or site'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.

2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.13 - M

Original Submission No	Submitter	Plan Change	Position	Decision Requested
695.22	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	Amend definition [of Māori Land] toenable definition to beapplied in relation to chapter 14.8 ResidentialBanks Peninsula Zone.
1048.8	Cameron Matthews	PC14	Seek Amendment	[Re: definition of 'maintenance'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.

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Original Submission No	Submitter	Plan Change	Position	Decision Requested
193.7	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	Retain proposed definition of Neutral building or site
814.26	Carter Group Limited	PC14	Oppose	Oppose definition for Neutral building or site. Seek that it is deleted.
823.212	The Catholic Diocese of Christchurch	PC14	Oppose	Delete the definition of 'Neutral building or site'.
903.18	Danne Mora Limited	PC14	Seek Amendment	Include a new definition in Chapter 2 of netyield as follows: means the number of lots or householdunits per hectare (whichever is thegreater). The area (ha) includes land for:residential activities The area (ha) excludes land that is:public road corridorspublic open space areas
914.2	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Include a new definition in Chapter 2 of NetYield as follows:means the number of lots orhousehold units per hectare(whichever is the greater). The area(ha) includes land for residentialactivitiesThe area (ha) excludes land that is:- public road corridors; or-public open space areas.
1048.9	Cameron Matthews	PC14	Seek Amendment	[Re: definition of 'neutral building or site'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.

2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.15 - O

Original Submission No	Submitter	Plan Change	Position	Decision Requested
684.1	Wayne Bond	PC14	Seek Amendment	[That] the wording of the definition of “Older person’s housing unit” be amended by the addition of the following words (or words to that effect): “Where the number of units is ten (10) or less then the group can be held in separate fee-simple titles with the titles encumbered by consent notice and/or a covenant or other appropriate legal instrument which ensures that the use of the unit is confined to older persons. This only applies to groups of units separate from other such units and which are not part of a nested group of neighbouring units.”
814.27	Carter Group Limited	PC14	Support	Retain the definition of Outdoor living space as notified.
823.23	The Catholic Diocese of Christchurch	PC14	Support	Definition 'Outdoor living space'. Retain as notified.

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Original Submission No	Submitter	Plan Change	Position	Decision Requested
184.11	University of Canterbury	PC14	Support	[Support] Definition of Public Open Space as proposed.
760.31	ChristchurchNZ	PC14	Seek Amendment	Amend definition of 'Perimeter block development' to read: “Perimeter block development means an urbanform that concentrates building development along the public edges of a city block, with a public face to the street, and private or communal open space to the rear in the interior of the block or individual site. Buildings on individual sites are characteristically joined with those on adjacent sites , or are in close proximity to each other, to create a continuous street wall.
760.33	ChristchurchNZ	PC14	Seek Amendment	Amend definition of 'Pedestrian access' to read: A dedicated pathway that provides access for pedestrians from the street to a residential unit and to any parking area for that residential unit. A pathway dedicated to the provision of access for pedestrians.
814.28	Carter Group Limited	PC14	Seek Amendment	Amend the definition of Pedestrian access as follows: A dedicated pathway that provides a Access for pedestrians from the street to a residential unit and to any parking area for that residential unit

814.29	Carter Group Limited	PC14	Oppose	Oppose the definition of Perimeter block development. Seek that it is deleted.
823.24	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Definition 'Pedestrian access'. Amend definition as follows: " A dedicated pathway that provides a Access for pedestrians from the street to a residential unit and to any parking area for that residential unit."
823.25	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Perimeter block development'. Delete

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Original Submission No	Submitter	Plan Change	Position	Decision Requested
878.2	Transpower New Zealand Limited	PC14	Seek Amendment	<p>Insert a new definition of qualifying matter to complement clause (b) in 6.1A.1 as follows:</p> <p><u>Qualifying matter: means a matter referred to in section s771 or s770 of the RMA including as implemented by the provisions listed in 6.1A.1 Table 1.</u></p>

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Original Submission No	Submitter	Plan Change	Position	Decision Requested
259.3	Ara Poutama Aotearoa	PC14	Seek Amendment	<i>[Re: Residential activity]</i> Amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community are provided for.
814.30	Carter Group Limited	PC14	Support	Retain the definition of Reconstruction as notified.
814.31	Carter Group Limited	PC14	Seek Amendment	Oppose the new definition of Relocation. Seek that the original definition is retained.
814.32	Carter Group Limited	PC14	Support	Retain the definition for Repairs as notified.
814.33	Carter Group Limited	PC14	Seek Amendment	Oppose new definition of Residential unit. Seek that the original definition is retained.
814.34	Carter Group Limited	PC14	Support	Retain the definition for Restoration as notified.
823.26	The Catholic Diocese of Christchurch	PC14	Support	Definition 'Reconstruction'. Retain as proposed.
823.27	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Relocation'. Retain status quo.

823.28	The Catholic Diocese of Christchurch	PC14	Support	Definition 'Repairs'. Retain as proposed.
823.29	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Residential unit'. Retain status quo.
823.30	The Catholic Diocese of Christchurch	PC14	Support	Definition 'Restoration'. Retain as proposed.
874.5	Daresbury Ltd	PC14	Support	Seeks council to retain the [d]efinition of 'Reconstruction' as proposed.
874.6	Daresbury Ltd	PC14	Seek Amendment	[Regarding the definition of 'Relocation'] [O]pposes the deletion of the exclusions in (a) and (b).
874.7	Daresbury Ltd	PC14	Support	[Seeks council retain the proposed definition of 'repairs'.
874.8	Daresbury Ltd	PC14	Support	[Seeks council retain the proposed] definition of 'Restoration'.
1048.10	Cameron Matthews	PC14	Seek Amendment	[Re: definition of 'reconstruction'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.11	Cameron Matthews	PC14	Seek Amendment	[Re: definition of 'relocation of heritage item'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.12	Cameron Matthews	PC14	Seek Amendment	[Re: definition of 'repairs'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.13	Cameron Matthews	PC14	Seek Amendment	[Re: definition of 'restoration'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.

2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.19 - S

Original Submission No	Submitter	Plan Change	Position	Decision Requested
259.4	Ara Poutama Aotearoa	PC14	Seek Amendment	[Re: Sheltered housing] Amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community are provided for.
760.28	ChristchurchNZ	PC14	Seek Amendment	Add a new definition for 'Shared pedestrian/cycleway' as follows: <u>“For the purposes of the Mixed Use Zone(Sydenham and Waltham), means:a publicly accessible corridor for the use ofpedestrians, people on bikes and other activetransport modes that is not open to generaltraffic, except authorized maintenancevehicles”.</u>
814.35	Carter Group Limited	PC14	Seek Amendment	Oppose the new definition of Site. Seek that the original definition is retained.
823.31	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Site'. Retain status quo.

2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.20 - T

Original Submission No	Submitter	Plan Change	Position	Decision Requested
107.1	Heather Woods	PC14	Seek Amendment	<p>Add Tiny Homes to the definitions of the District Plan</p> <p>"Tiny Home</p> <p>a. any structure or part of a structure, whether permanent, moveable or immovable; and/or</p> <p>b. any erection, reconstruction, placement, alteration or demolition of any structure or part of any structure within, on, under or over the land; and</p> <p>c. any vehicle, trailer, tent, marquee, shipping container, caravan or boat, whether fixed or moveable, used on-site as a residential unit or place of business or storage."</p>
814.36	Carter Group Limited	PC14	Seek Amendment	Oppose the new definition of Tree. Seek that it is deleted or amended to specify a potential height of at least 3m.
814.37	Carter Group Limited	PC14	Oppose	Oppose the definition of Tree canopy cover. Seek that it is deleted.
814.38	Carter Group Limited	PC14	Oppose	Oppose the definition of Tree protection zone radius. Seek that it is deleted.
823.32	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Tree'. Delete or alternatively amend to specify a potential height of at least 3m.
823.33	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Tree canopy cover'. Delete
823.34	The Catholic Diocese of Christchurch	PC14	Oppose	Definition 'Tree protection zone radius'. Delete

3 - Strategic Directions

Original Submission No	Submitter	Plan Change	Position	Decision Requested
204.1	Halswell Residents' Association	PC14	Seek Amendment	Prioritise intensification in the central city and on former industrial land along the rail corridor
354.3	Waimāero Fendalton-Waimairi-Harewood Community Board	PC14	Seek Amendment	[Seeks council] to consider the capacity of existing infrastructure to support development.
354.4	Waimāero Fendalton-Waimairi-Harewood Community Board	PC14	Seek Amendment	[Seeks council ensures] that there will be requirements for developers to engage with the local community.
851.11	Robert Leonard Broughton	PC14	Seek Amendment	[A]ny plan changes under PC14 be subject to the over-riding strategies that the Council has put in place. That account be taken of international moves to green, sustainable cities able to cope with extreme weatherconditions. That account be taken of the geoscience pertaining to Christchurch.
855.1	Lendlease Limited	PC14	Seek Amendment	Retain Chapter 3 as notified, except Objective 3.3.7 where the Metropolitan Centre Zone should be referenced.

3 - Strategic Directions > 3.1 - Introduction

Original Submission No	Submitter	Plan Change	Position	Decision Requested
53.1	Brighton Observatory of Environment and Economics	PC14	Support	<p>At the outset, it is worth noting that the disbenefits of living in a sprawling city like Christchurch are already considerable. These negative impacts include transport, energy, housing (location, quality and costs), social-equity and health. Hence, we are not 'starting from zero', but are already in a negative situation where significant slices of our communities are already accruing disbenefits disproportionately.</p> <p>Generally, the benefits of intensification, particularly to a sprawling city like Christchurch include:</p> <ul style="list-style-type: none"> • increase the attractiveness and accessibility of our Garden City • helping to solve the housing crisis by increasing housing affordability, hence provide part of solution to social inequity in our city. • reducing road transport emissions (the largest component of the CHC GHG

				<p>emissions profile), as more people live closer to active/public transport routes and work places</p> <ul style="list-style-type: none"> • reducing the health and wellbeing/isolation impact of living in our city • decrease climate impact of the city (energy and transport emissions) • decrease the impact of the city on the environment including ecology and habitats. • increase the economic viability and vibrancy of the city: greater population density closer to amenities and services • potentially increase safety in the community • likely reduction of rates <p>For these and other reasons around how we adapt to climate change, we wish to indicate strong support for smart intensification. For Christchurch this would look like intensification in the central city, and much less in the outer suburbs. A city that is no longer growing its territorial footprint but nonetheless increasing its population.</p> <p>Typically, this could allow:</p> <ul style="list-style-type: none"> • increase the attractiveness and accessibility of our Garden City by for example increasing tree cover and local character (e.g. Woolston Village) • Getting people out of cars onto public transport, freeing up central city land (currently car parks) for more beneficial development. • Getting people further from traffic, wider pavements, local gardens and parks, off-road cycleways • etc... <p>The alternative to allowing intensification is building more sprawling subdivisions which destroy our high value soils, and/or situated as currently on unsuitable floodplain sites, or wetlands, increasing the risk of catastrophic floods in the future.</p>
61.11	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Maintain the existing bulk and location settings of the current Plan except where the MDRS requirements are mandated by legislation.
61.55	Victoria Neighbourhood Association (VNA)	PC14	Oppose	The District Plan needs to be reviewed every 10 years,

61.56	Victoria Neighbourhood Association (VNA)	PC14	Oppose	We want the Council to open areas of the city that are not being well utilised. and have greater access to walkability, services and amenity
61.57	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	PC14 should consider and enable and encourage smaller businesses back into the city core.
102.1	Zhijian Wang	PC14	Not Stated	<p>Adding medium-density and high-density housing to established neighborhoods is not an ideal solution. Infrastructure will not be able to cope with demand, infrastructure improvements will be costly and impact on rates, and there will be further interruption with excavations and road closures.</p> <p>There will be increased concrete and asphalt footprints and reduced garden areas, affecting the natural infiltration of rainwater, increasing the burden on infrastructure and that may cause flooding. There will be an associated impact on Christchurch's brand as a Garden City. which has taken time to develop.</p> <p>Instead, the urban-rural fringe area should be developed with medium and high density residential areas within 20-30 minutes of the City Centre. This is the ideal living and working environment where infrastructure can be planned and constructed according to the needs of the next 30 years. Funding would be from investors and developers, reducing financial pressure on the City Council and maintaining the stability of rates. Construction will not affect the traffic in the city.</p>
224.25	Atlas Quarter Residents Group (22 owners)	PC14	Support	The inclusion of the qualifying criteria is supported, independent of height limits.
232.4	Kurt Higgison	PC14	Oppose	Opposes developments in already built areas and seeks that new development areas grow into new areas,
242.1	Property Council New Zealand	PC14	Support	In broad terms, we support the overall direction of PC14. However, we are concerned that some practical unintended consequences may result when it comes to implementation.
333.1	Eric Ackroyd	PC14	Seek Amendment	That higher density housing development be prioritised in the city centre ahead of other residential zones.
447.14	Alex Lowings	PC14	Oppose	There does not appear to be provisions for infrastructure improvements in terms of wastewater, power, etc.
453.1	Luke Hansby	PC14	Support	Supports the Medium Density Residential Standards
471.20	Kem Wah Tan	PC14	Oppose	[Enable satellite towns connected with good public transport rather than intensification of the existing city]

476.4	Rob Seddon-Smith	PC14	Support	Supports the planned areas of intensification in areas where excellent public transport is available.
489.2	Chris Baddock	PC14	Seek Amendment	That necessary infrastructure should be built before intensifying the housing regarding public transport
564.3	Rachel Hu	PC14	Oppose	[Opposes the Plan Change process]
564.4	Rachel Hu	PC14	Oppose	[Opposes the Plan Change process]
654.9	Wendy Fergusson	PC14	Seek Amendment	Development in rural areas should be restricted if you are going to intensify the city
759.1	C Collins	PC14	Support	[Seeks that the Plan Change be approved]
784.5	Jessica Adams	PC14	Oppose	re 3.1.b.v.A - oppose immediate intensification
814.39	Carter Group Limited	PC14	Support	Retain 3.1(v) as notified.
823.35	The Catholic Diocese of Christchurch	PC14	Support	Retain as notified.

3 - Strategic Directions > 3.3 - Objectives

Original Submission No	Submitter	Plan Change	Position	Decision Requested
61.14	Victoria Neighbourhood Association (VNA)	PC14	Oppose	That a staged approach is taken to enable high quality urban design through planning.
242.19	Property Council New Zealand	PC14	Seek Amendment	We recommend the Council do not introduce the proposal to use financial contributions as another revenue source if density limits are not reached within greenfield development.
627.1	Plain and Simple Ltd	PC14	Seek Amendment	[T]hat the objectives within PC 14 are amended to explicitly include recognition of the role of housing in fostering social cohesion and a sense of community belonging.
678.5	Logan Clarke	PC14	Support	[Support intensification plan change.] the changes being made to make our city more walkable and livable, including the high density housing projects which will happen in the next 20 years as Christchurch begins to build up rather than out as we move away from car ownership.

3 - Strategic Directions > 3.3 - Objectives > 3.3.1 - Objective - Enabling recovery and facilitating the future enhancement of the district

Original Submission No	Submitter	Plan Change	Position	Decision Requested
138.2	Mathias Roehring	PC14	Seek Amendment	That the boundary of Residential Suburban Zoning and Medium Density Residential zoning within the block between Tauivi Crescent and Ranui Street be moved to either Tauivi Crescent and Ranui Street.
657.3	Clair Higginson	PC14	Seek Amendment	Add a point (iv) to objective 3.3.1: Considers sustainability and potential effects of Climate Change (to be overarching matters and considered in any and all decisions)

3 - Strategic Directions > 3.3 - Objectives > 3.3.2 - Objective - Clarity of language and efficiency

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.40	Carter Group Limited	PC14	Support	Retain Objective 3.3.2 as notified.
823.36	The Catholic Diocese of Christchurch	PC14	Support	Retain as notified.

3 - Strategic Directions > 3.3 - Objectives > 3.3.3 - Objective - Ngai Tahu mana whenua

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.2	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Objective as notified]
834.1	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	1. Amend clause (a)(ii) as follows: Ngāi Tahu mana whenua's aspirations to actively participate priorities for their well-being and prosperity are recognised and provided for in the revitalisation of Ōtautahi, including the provision of Papakāinga/Kāinga Nohoanga are recognised ; and

3 - Strategic Directions > 3.3 - Objectives > 3.3.4 - Objective - Housing bottom lines and choice

Original Submission No	Submitter	Plan Change	Position	Decision Requested
431.4	Sonia Bell	PC14	Seek Amendment	[Concerned with lack of affordability enabling higher buildings and multi-units]
453.2	Luke Hansby	PC14	Support	Supports the Medium Density Residential Standards

689.3	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Objective as notified]
759.2	C Collins	PC14	Support	[Seeks that the Plan Change be approved]
761.3	Mark Thompson	PC14	Oppose	[Seeks] that: - Intensification of [the] area south of Bealey Avenue, central city is scrapped. - [that] Plan Change 14 be scrapped in [its] entirety - The following actions taken by Council: a) A referendum for the people of Christchurch so they can decide if that want this level of intensification. b) Commission a social impact assessment that can articulate the impact and costs of intensification across different parts of Christchurch.
834.2	Kāinga Ora – Homes and Communities	PC14	Support	Support the proposed referenceto Papakāinga/KāingaNohoanga as a new clause(b)(ii).
901.9	John Hudson	PC14	Oppose	CCC PLAN CHANGE 14 to alter the NP-SUD. MY thoughts are mainly regarding the MDRS to replace the RS zones. I do not agree with the MDRS zone replacing the current RS zones and I don't agree with certain aspects of plan change 14 and reasons and discussion follow.

3 - Strategic Directions > 3.3 - Objectives > 3.3.5 - Objective - Business and economic prosperity

Original Submission No	Submitter	Plan Change	Position	Decision Requested
657.4	Clair Higginson	PC14	Seek Amendment	Change objective 3.3.5 as follows: 'The critical importance of business and economic wellbeing prosperity to Christchurch's recovery'

3 - Strategic Directions > 3.3 - Objectives > 3.3.7 - Objective -- Well-functioning urban environment

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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121.26	Cameron Matthews	PC14	Oppose	Remove Strategic Objectives 3.3.7(a)(i)(A), (B), and (D) and replace these with Policy 1 of the NPS-UD.
259.6	Ara Poutama Aotearoa	PC14	Support	Supports the changes to new strategic direction objective 3.3.7 (MDRS objective 1)
377.1	Toka Tū Ake EQC	PC14	Seek Amendment	Retain objective and add the following underlined: iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to <u>natural hazards and the current and future effects of climate change.</u>
556.2	Winton Land Limited	PC14	Seek Amendment	<p>That objective 3.3.7 be amended as follows:</p> <p>3.3.7 Objective - Well-functioning urban environment</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, a distinctive, legible urban form and strong sense of place, expressed through:</p> <p>A. Contrasting building clusters within the cityscape and the wider perspective of the Te Poho 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;</p> <p>ii. Development and change over time, including amenity values, in response to the diverse and changing needs of people, communities and future generations;</p> <p>iii. The cultural traditions and norms of Ngai Tahu manawhenua; and</p> <p>iv. The benefit of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.</p>
689.4	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Objective as notified]
705.11	Foodstuffs	PC14	Seek Amendment	Amend objective to include provision forenabling more business (such assupermarkets) in or near centre zones inaccordance with Objective 1, Objective 3 andPolicy 1 NPS-UD.
780.1	Josie Schroder	PC14	Support	Retain Objective 3.3.7 as notified
806.2	Te Tāhuhu o te Mātaranga (Ministry of Education)	PC14	Seek Amendment	<p>[Regarding objective 3.3.7]</p> <p>[Add] a v. Provides for educational opportunities throughout the districts to support communities and development.</p>
814.41	Carter Group Limited	PC14	Seek Amendment	<p>Amend Objective 3.3.7 by deleting the test following the words ‘intothe future’ as follows:3.3.7 Objective – Well-functioning urban environmenta. A well-functioning urban environment that enablesall people and communities to provide for their social, economic, and cultural wellbeing, and for their healthand safety, now and into the future; including byrecognising and providing for; i. Within commercial and residential zones...iv. The benefits of urban environments that supportreductions in greenhouse gas emissions; andare resilient to the current and future effects ofclimate change.</p>
823.37	The Catholic Diocese of Christchurch	PC14	Seek Amendment	<p>Amend by deleting the test following the words ‘into the future’ as follows:</p> <p>3.3.7 Objective – Well-functioning urban environment</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 ...</p> <p>iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.</p>
834.3	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>2. Retain the objective as notified, except for:</p> <p>Delete clause (a)(i)(A)</p> <p>Contrasting building clusters within the cityscape and the wider perspective of the Te Poho-o-Tamatea/the Port Hills and Canterbury plains; and</p> <p>Amend clause (a)(E)(iii) as follows:</p> <p>1. The cultural traditions and norms of Ngāi Tahu mana whenua, including the provision of Papakāinga/Kāinga Nohoanga</p> <p>2. Update clause numbering.</p>
842.11	Fire and Emergency	PC14	Support	Retain as notified.
852.4	Christchurch International Airport Limited (CIAL)	PC14	Seek Amendment	<p>Amend new objective 3.3.7 - Well-functioning urban environment as follows:</p> <p>a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; including by recognising and providing for;...</p> <p><u>v. reduced density of development for sensitive activities where a Qualifying Matter applies.</u></p>
855.17	Lendlease Limited	PC14	Seek Amendment	<p>Amend Objective 3.3.7 to include reference to the Metropolitan Centre Zone, as follows:</p> <p>3.3.7 Objective – Well-functioning urban environment</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, a distinctive, legible urban form and strong sense of place, expressed through:...</p>

				E. The largest scale and density of development, outside of the city centre, provided within and around <u>metropolitan centres and town centres</u> , and lessening scale for centres lower in the hierarchy
878.1	Transpower New Zealand Limited	PC14	Seek Amendment	Amend Objective 3.3.7 as follows: <u>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;</u> <u>iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change;</u> <u>...; and x. The specific characteristics of qualifying matters.</u>
903.21	Danne Mora Limited	PC14	Seek Amendment	Amend Objective 3.3.7 to only be that identified in red of the notified version: <u>3.3.7 Objective – Well-functioning urban environment</u> <u>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</u>
914.5	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Amend Objective 3.3.7 to only be that identified in red of the notified version: <u>3.3.7 Objective – Well-functioning urban environment</u> <u>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</u>

3 - Strategic Directions > 3.3 - Objectives > 3.3.8 - Objective - Urban growth, form and design

Original Submission No	Submitter	Plan Change	Position	Decision Requested
205.1	Addington Neighbourhood Association	PC14	Seek Amendment	Intensification should be restricted until required infrastructure is in place.
689.5	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Objective as notified]
780.2	Josie Schroder	PC14	Support	Retain Objective 3.3.8 as notified.
805.32	Waka Kotahi (NZ Transport Agency)	PC14	Support	[S]upports the proposed objective [and seeks to] [r]etain as notified.

806.3	Te Tāhuhu o te Mātaranga (Ministry of Education)	PC14	Seek Amendment	[Regarding objective 3.3.78] [Add] a, xi. Provides for educational facilities throughout the districts to support community and development.
814.42	Carter Group Limited	PC14	Seek Amendment	Amend Objective 3.3.8(viii) as follows: viii. Has good Improves overall accessibility for <u>all and connectivity (including through opportunities for walking, cycling and public transport) for people between housing, jobs, community services, natural spaces, and open spaces including by way of public or active transport, transport (including opportunities for walking, cycling and public transport) and services; and</u>
823.38	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Amend as follows: viii. Has good Improves overall accessibility for <u>all and connectivity (including through opportunities for walking, cycling and public transport) for people between housing, jobs, community services, natural spaces, and open spaces including by way of public or active transport, transport (including opportunities for walking, cycling and public transport) and services; and</u>
834.4	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Amend clause (a)(E)(iii) as follows: 1. The cultural traditions and norms of Ngāi Tahu mana whenua, <u>including the provision of Papakāinga/Kāinga Nohoanga</u> 2. Update clause numbering.
834.5	Kāinga Ora – Homes and Communities	PC14	Support	1. Retain objective as notified, except for the deletion of existing clause (a)(ii): <u>Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed; and</u> 2. Amend clause (a)(iv.)(A) as follows: <u>in and around the Central City, Key Activity Centres (as identified in the Canterbury Regional Policy Statement), Town Centre, and larger Local neighbourhood centres, and nodes of core public transport routes; and</u>
842.12	Fire and Emergency	PC14	Not Stated	Retain as notified

3 - Strategic Directions > 3.3 - Objectives > 3.3.10 - Objective - Natural and cultural environment

Original Submission No	Submitter	Plan Change	Position	Decision Requested
61.18	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Include commercial/industrial sites in Strategic Objective 3.3.10 (a) (ii) E,
205.2	Addington Neighbourhood Association	PC14	Seek Amendment	Areas of higher density should provide residents with access to public green spaces within a distance of no more than one kilometer.
237.49	Marjorie Manthei	PC14	Seek Amendment	Amend (a)(i) to include commercial/industrial activities as well.
571.13	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
615.9	Analijia Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.
689.6	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Objective as notified]
780.3	Josie Schroder	PC14	Support	Retain Objective 3.3.10 as notified.
814.43	Carter Group Limited	PC14	Oppose	Oppose Objective 3.3.10(ii) E. Seek that it is deleted.
823.39	The Catholic Diocese of Christchurch	PC14	Oppose	Delete
834.6	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete proposed clause (a)(ii)(E): Free canopy cover in areas of residential activity that maintains and enhances the city's biodiversity and amenity, sequesters carbon, reduces stormwater runoff, and mitigates heat island effects; and
874.16	Daresbury Ltd	PC14	Oppose	[Regarding Objective 3.3.10(ii)(E)] [Seeks that this objective is deleted]

3 - Strategic Directions > 3.3 - Objectives > 3.3.13 - Objective - Infrastructure

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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292.1	Julie Farrant	PC14	Seek Amendment	Seeks amendments to ensure that existing stormwater infrastructure is competent for [high density accommodation development].
489.3	Chris Baddock	PC14	Not Stated	That necessary infrastructure should be built before intensifying the housing regarding public transport
834.7	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete clause (b.)(iii.).
854.9	Orion New Zealand Limited (Orion)	PC14	Seek Amendment	Amend existing Objective 3.3.13 Objective – Infrastructure as follows: <u>vi. managing activities to avoid adverse effects on the 11kV, 400V and 230V electricity distribution network.</u>

5 - Natural Hazards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
154.1	Ōpāwaho Heathcote River Network (OHRN)	PC14	Seek Amendment	Amend by adding a Qualifying Matter, namely High Soil Erosion Risk area as indicated in the Land and Water Regional Plan.
231.1	Phil Elmey	PC14	Seek Amendment	Adopt the Building Code guidance document for design of passive protection structures as an acceptable method of reducing rockfall hazard on a site specific basis.
440.5	Sandi Singh	PC14	Not Stated	Neutral - seeks that the Technical Category 3 and 2 land is considered.
902.4	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[Suggested new Qualifying Matter]: [That Council consider whether] the effects of the major earthquake sequence suffered by Christchurch in 2010-11 should be regarded a qualifying matter for the whole city. In the event that earthquake susceptibility of the whole city is not accepted as a qualifying matter, the Board considers that at least the most susceptible TC3 land should be a qualifying matter

5 - Natural Hazards > 5.2 - Objectives and Policies > 5.2.1 - Natural hazards objective > 5.2.1.1 - Objective - Natural hazards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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794.3	Greg Partridge	PC14	Seek Amendment	<p>The submitter requests that the area of South Richmond be made exempt from housing intensification via a qualifying matter due to natural hazard risks, in particular risk from future earthquakes and flooding.</p> <p>Its proximity to the Red Zone and the propensity for the land in this area to suffer significant structural damage when the Southern Fault Line ruptures (or the Christchurch Fault or Greendale Fault ruptures again) means it would be foolhardy of the Council to allow increased intensification to proceed in this part of the city.</p>
1009.4	Richard Abey-Nesbit	PC14	Support	The submitter supports limitation of heritage areas in respect of identified natural hazards.

5 - Natural Hazards > 5.2 - Objectives and Policies > 5.2.2 - Natural hazards policies

Original Submission No	Submitter	Plan Change	Position	Decision Requested
205.5	Addington Neighbourhood Association	PC14	Support	That natural hazards must be allowed for, or the Council could face legal redress for allowing higher density in the wrong places.
644.7	Fay Brorens	PC14	Not Stated	The submitter supports precautions around Natural Hazards including, flooding, liquefaction and sea level rise.

5 - Natural Hazards > 5.2 - Objectives and Policies > 5.2.2 - Natural hazards policies > 5.2.2.1 - General natural hazards policies > 5.2.2.1.1 - Policy - Avoid new development where there is unacceptable risk

Original Submission No	Submitter	Plan Change	Position	Decision Requested
377.2	Toka Tū Ake EQC	PC14	Seek Amendment	Retain the policy, but formulate and add a definition of acceptable level of risk in regard to natural hazards.

5 - Natural Hazards > 5.2 - Objectives and Policies > 5.2.2 - Natural hazards policies > 5.2.2.1 - General natural hazards policies > 5.2.2.1.2 - Policy - Manage activities to address natural hazard risks

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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778.1	Mary O'Connor	PC14	Seek Amendment	Consider making the earthquake damage risk to dwellings a Qualifying Matter. I'm not convinced that NZ can build multi-storey dwellings to withstand a rupture of the Alpine Fault and aftershocks that is likely to occur within the next 50 years (it's already overdue).
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5 - Natural Hazards > 5.2 - Objectives and Policies > 5.2.2 - Natural hazards policies > 5.2.2.2 - Policy for managing risk from flooding

Original Submission No	Submitter	Plan Change	Position	Decision Requested
145.5	Te Mana Ora/Community and Public Health	PC14	Support	Te Mana Ora supports the proposed Qualifying Matters related to high-risk natural hazards, including coastal inundation, coastal erosion and tsunami hazard.

5 - Natural Hazards > 5.2 - Objectives and Policies > 5.2.2 - Natural hazards policies > 5.2.2.2 - Policy for managing risk from flooding > 5.2.2.2.1 - Policy - Flooding

Original Submission No	Submitter	Plan Change	Position	Decision Requested
377.10	Toka Tū Ake EQC	PC14	Seek Amendment	Regarding 5.2.2.2.1, remove “b. In the High Flood Hazard Management Area: provide for development of a residential unit on residentially zoned land where the flooding risk is predominantly influenced by sea-level rise and where appropriate mitigation can be provided that protects people’s safety, well-being and property from unacceptable risk”

5 - Natural Hazards > 5.2 - Objectives and Policies > 5.2.2 - Natural hazards policies > 5.2.2.5 - BLANK

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.7	Christchurch City Council	PC14	Seek Amendment	Add the following policy heading - <u>5.2.2.5 Policies for managing risk within Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area</u>
834.110	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Policy 5.2.2.5.1 – Managing development in Qualifying Matter Coastal Hazard Management Areas

				Amend the policy as follows: Within the following Qualifying Matters, development, subdivision and land use that would provide for intensification of any site shall be avoided, unless the risk is from coastal inundation and a site specific assessment demonstrates the risk is medium , low or very low based on thresholds defined in Table 5.2.2.5.1 below
834.111	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Policy 5.2.2.5.2 - Managing development within Qualifying Matter Tsunami Management Area. 1. Amend Policy 5.2.2.5.2 as follows: Within the Tsunami Management Area Qualifying Matter, avoid discourage development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable. 2. Alternatively the Policy framework could be retained if the geographic extent of the QM matter is better aligned with a 1:100 return period or covers an area reflective of the Tsunami Inundation area identified by the Greater Christchurch Partnership as part of its consultation on the Greater Christchurch Spatial Plan.

5 - Natural Hazards > 5.2 - Objectives and Policies > 5.2.2 - Natural hazards policies > 5.2.2.5 - BLANK > 5.2.2.5.1 - Policy - Managing development in Qualifying Matter Coastal Hazard Management Areas

Original Submission No	Submitter	Plan Change	Position	Decision Requested
212.2	The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)	PC14	Seek Amendment	Support but seek clarity that the phrase 'intensification of any site' in Clause (a) only relates to higher density residential activities (i.e. not new developments associated with non-residential activities) and that Clause (b) applies to all buildings rather than just those associated with residential activities or residential intensification.
377.3	Toka Tū Ake EQC	PC14	Seek Amendment	Retain the policy, but formulate and add a definition of acceptable level of risk in regard to coastal hazards.
689.7	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
806.4	Te Tāhuhu o te Mātaranga (Ministry of Education)	PC14	Seek Amendment	[Regarding Policy 5.2.2.5.1] [Add] c. Educational facilities are enabled, where there is an operational need and effects are mitigated to an acceptable level based on a site specific

				assessment, and having regard to the level and timing of the hazard. This could be by use of an appropriate risk based trigger or alternative methods.
814.44	Carter Group Limited	PC14	Oppose	Oppose Policy 5.2.2.5.1. Seek that it is deleted.
834.23	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>5.2.2.5.1 Managing development in Qualifying matter coastal hazard Management Areas 5.4A1-5.4A6 Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area.</p> <p>1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps.</p> <p>2. Reduce the Tsunami Management Area to a 1:100 year hazard.</p> <p>3. Amend and make consequential changes to give effect to this submission.</p>
878.3	Transpower New Zealand Limited	PC14	Seek Amendment	<p>Amend Policy 5.2.2.5.1 as follows:</p> <p>“5.2.2.5.1 Policy – Managing residential development in Qualifying Matter Coastal Hazard Management Areas</p> <p>a. Within the following Qualifying Matters, development, subdivision and land use that would provide for residential intensification of any site shall be avoided, unless the risk is from coastal inundation and a site specific assessment demonstrates the risk is low or very low based on thresholds defined in Table 5.2.2.5.1a below:...”</p> <p>b. Replacement buildings, accessory buildings and extensions/additions to buildings are enabled where effects are mitigated to an acceptable level based on a site specific assessment, and having regard to the level and timing of the hazard. This could be by use of an appropriate risk based trigger or alternative methods.”</p>

5 - Natural Hazards > 5.2 - Objectives and Policies > 5.2.2 - Natural hazards policies > 5.2.2.5 - BLANK > 5.2.2.5.2 - Policy - Managing development within Qualifying Matter Tsunami Management Area

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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175.6	Winstone Wallboards Limited (WWB)	PC14	Seek Amendment	Amend Policy 5.2.2.5.2: Within the Tsunami Management Area Qualifying Matter, avoid development, subdivision and land use that would provide for intensification of any site <u>for residential purposes in residential zones</u> , unless the risk to life and property is acceptable.
212.3	The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)	PC14	Support	Retain as notified..
369.2	Winstone Wallboards Limited (WWB)	PC14	Seek Amendment	[That] Policy 5.2.2.5.2 only appl[ies] to residential development within residential zones.
377.4	Toka Tū Ake EQC	PC14	Seek Amendment	Retain the policy, but formulate and add a definition of acceptable level of risk in regard to tsunami hazard.
689.8	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
751.15	Christchurch City Council	PC14	Seek Amendment	[Clarify that t]he proposed Tsunami Management Area qualifying matter will [also] extend over properties zoned Residential Hills
751.17	Christchurch City Council	PC14	Seek Amendment	[Amend Policy as follows]: a. Within the Tsunami Management Area Qualifying Matter in residential zones , avoid development, subdivision and land use that would provide for intensification of any site. unless the risk to life and property is acceptable.
806.5	Te Tāhuhu o te Mātaranga (Ministry of Education)	PC14	Support	[Regarding policy 5.2.2.5.2] Retain as drafted.
814.45	Carter Group Limited	PC14	Oppose	Oppose Policy 5.2.2.5.2. Seek that it is deleted.
834.24	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission.
853.18	Lyttelton Port Company Limited	PC14	Oppose	Policy 5.2.2.5.2 – Managing development within Qualifying Matter Tsunami Management Area Within the Tsunami Management Area Qualifying Matter, avoid development, subdivision

				and land use that would provide for intensification of any site, unless the risk to life and property is acceptable. Remove Tsunami Management Area qualifying matter from LPC's City Depot site in Hillsborough.
853.19	Lyttelton Port Company Limited	PC14	Support	Remove Tsunami Management Area qualifying matter from LPC's City Depot site in Hillsborough.
877.14	Otautahi Community Housing Trust	PC14	Seek Amendment	<p>Amend Policy 5.2.2.5.2 as follows:</p> <p>Within the Tsunami Management Area Qualifying Matter, avoid discourage development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable.</p> <p>Alternatively the Policy framework could be retained if the geographic extent of the QM matter is better aligned with a 1:100 return period or covers an area reflective of the Tsunami Inundation area identified by the Greater Christchurch Partnership as part of its consultation on the Greater Christchurch Spatial Plan.</p>
878.4	Transpower New Zealand Limited	PC14	Seek Amendment	<p>Amend Policy 5.2.2.5.2 as follows:</p> <p><u>"5.2.2.5.2 Policy – Managing residential development within Qualifying Matter Tsunami Management Area</u></p> <p><u>a. Within the Tsunami Management Area Qualifying Matter, avoid residential development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable."</u></p>

Original Submission No	Submitter	Plan Change	Position	Decision Requested
3.2	Richard Abey-Nesbit	PC14	Seek Amendment	Accelerate planning for managed retreat as a result of climate change, including the introduction of financial contributions. Add advice note about requirements for landowners to seek further protections from insurance companies.
11.5	Cheryl Horrell	PC14	Seek Amendment	<i>Strengthen protections for existing homes <u>against flood risk</u></i>
145.4	Te Mana Ora/Community and Public Health	PC14	Support	Te Mana Ora supports the proposed Qualifying Matters related to high-risk natural hazards, including coastal inundation, coastal erosion and tsunami hazard.
159.3	Jenny Crooks	PC14	Oppose	That 25a Greenhaven Drive, Burwood, be rezoned from Rural Urban Fringe Zone to residential (Medium Density Residential Zoning preferred) and not be subject to flooding overlays.
377.12	Toka Tū Ake EQC	PC14	Seek Amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.
377.13	Toka Tū Ake EQC	PC14	Seek Amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.
583.3	Jaimita de Jongh	PC14	Seek Amendment	Seek that increased density is not allowed in areas that drain into the mid-Heathcote Ōpāwaho
627.25	Plain and Simple Ltd	PC14	Seek Amendment	[New provisions to enable] Temporary, modular lightweight housing / buildings [in natural hazard areas]
834.112	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<ol style="list-style-type: none"> 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Delete all references to maps within the District Plan.

				3. Undertake any consequential amendments to zones, overlays, precincts, and qualifying matters to reflect the relief sought in the submission.
834.114	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area</p> <p>1. Delete all references in all rules in this section that refer to maps.</p> <p>2. Include a rule to provide for a Controlled Activity to subdivide within the Tsunami Management Area.</p> <p>3. Amend Rule 5.4A.5 NC3 as follows:</p> <p>a. Development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rules 14.4.1 and 14.4.2.</p> <p>4. Any consequential amendments to zones, overlays, precincts, and qualifying matters to reflect the relief sought in the submission.</p>
853.20	Lyttelton Port Company Limited	PC14	Oppose	<p>5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area</p> <p>5.4A.1 Permitted activities a. There are no permitted activities.</p> <p>Remove Tsunami Management Area Qualifying matter from LPC’s City Depot site in Hillsborough.</p>
853.21	Lyttelton Port Company Limited	PC14	Oppose	<p>5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area</p> <p>NC3 Development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rule 14.4.1.</p> <p>Remove Tsunami Management Area Qualifying matter from LPC’s City Depot site in Hillsborough.</p>

901.15	John Hudson	PC14	Seek Amendment	Change Watford St from HRZ to MRZ
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5 - Natural Hazards > 5.4 - Rules - Flood hazard > 5.4.1 - Activities and earthworks in the Flood Management Area > 5.4.1.3 - Exemptions for daylight recession planes in the Flood Management Area

Original Submission No	Submitter	Plan Change	Position	Decision Requested
246.6	Robert Black	PC14	Seek Amendment	Amend the recession planes to 40 degrees or less. Exclude Rule 5.4.1.3 from applying to recession planes under the MDRS.
834.113	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>Exemptions for daylight recession planes in the Flood Management Area</p> <p>Amend rules as follows:</p> <p>5.4.1.3 a. For P1 and P2 in Rule 5.4.1.1, the applicable daylight recession plane in residential zones (other than in the Medium Density Residential Zone and High Density Residential Zone) shall be determined as if the ground level at the relevant boundary was the minimum floor level set in the activity specific standards in Rule 5.4.1.1, or natural ground level, whichever is higher.</p> <p>5.4.1.3b. For P3 and P4 in Rule 5.4.1.1, the applicable daylight recession plane in residential zones (other than in the Medium Density Residential Zone and High Density Residential Zone) shall be determined as if the ground level at the relevant boundary was the minimum floor level specified in the Minimum Floor Level Certificate issued under Rule 5.4.1.2, or natural ground level, whichever is higher.</p> <p>5.4.1.3 c</p> <p>viii. Rule 14.5.2.6 Height in relation to boundary – Medium Density Residential Zone</p> <p>ix. Rule 14.6.2.2 Height in relation to boundary – High Density Residential Zone</p>

5 - Natural Hazards > 5.4 - Rules - Flood hazard > 5.4.5 - Activities and earthworks in the Flood Ponding Management Area

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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834.21	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps.</p> <p>2. Reduce the Tsunami Management Area to a 1:100 year hazard.</p> <p>3. Amend and make consequential changes to give effect to this submission.</p>
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5 - Natural Hazards > 5.4 - Rules - Flood hazard > 5.4.6 - Activities in the High Flood Hazard Management Area

Original Submission No	Submitter	Plan Change	Position	Decision Requested
380.6	South Shore Resident's Association (SSRA)	PC14	Seek Amendment	Clarify the interaction between the Residential Unit Overlay and the] Qualifying Matter Coastal Hazard Management Areas
834.22	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps.</p> <p>2. Reduce the Tsunami Management Area to a 1:100 year hazard.</p> <p>3. Amend and make consequential changes to give effect to this submission.</p>

5 - Natural Hazards > 5.4 - Rules - Flood hazard > 5.4.7 - 5.4A Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area

Original Submission No	Submitter	Plan Change	Position	Decision Requested
212.4	The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)	PC14	Support	Retain as notified.
377.5	Toka Tū Ake EQC	PC14	Seek Amendment	No change to rules and policies requested, but suggest further explanation given as to how restrictions on development and intensification in coastal hazard zones will affect application of the Medium Density Residential Standards.

380.2	South Shore Resident's Association (SSRA)	PC14	Seek Amendment	Clarify the interaction and relationship [between Qualifying Matter] coastal hazard areas [and] plan change 12.
380.7	South Shore Resident's Association (SSRA)	PC14	Seek Amendment	Clarify the interaction between the Residential Unit Overlay and the] Qualifying Matter Coastal Hazard Management Areas.
380.8	South Shore Resident's Association (SSRA)	PC14	Seek Amendment	Ensure that [the Qualifying Matter Tsunami Management Area] does not stop reasonable development.
689.74	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Qualifying Matters Coastal Hazard Management and Tsunami Management Areas]
814.46	Carter Group Limited	PC14	Oppose	Oppose rules 5.4A. Seek that they are deleted.
826.2	LMM Investments 2012 Limited	PC14	Oppose	LMM seeks that the Tsunami Management Area, and related provisions, be deleted in their entirety. In the alternative, if the Tsunami Management Area is retained there needs to be: more focussed site-by-site assessments that reflect site specific considerations and mitigation; and a clear policy pathway for on-site mitigation.
826.3	LMM Investments 2012 Limited	PC14	Seek Amendment	In the alternative, if the TMA is retained there needs to be: 1. more focussed site-by-site assessments that reflect site specific considerations and mitigation; and 2. a clear policy pathway for on-site mitigation.

5 - Natural Hazards > 5.4 - Rules - Flood hazard > 5.4.7 - 5.4A Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area > 5.4.7.1 - 5.4A.1 Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
114.2	Connor McIver	PC14	Seek Amendment	Seeks new rule to require minimum building height for houses to be built to two storeys in the zone at risk of tsunami damage. This would give occupants somewhere to go if they cannot evacuate to higher ground in time.
175.7	Winstone Wallboards Limited (WWB)	PC14	Seek Amendment	Amend: Rule 5.4A.1 5.4A.1 Permitted activities a. There are no permitted activities. Non-residential activities.

369.3	Winstone Wallboards Limited (WWB)	PC14	Seek Amendment	[That an additional rule is added to permit] Non-residential activities [within the] Tsunami Management Area Qualifying Matter overlay.
519.5	James Carr	PC14	Seek Amendment	It might be worthwhile requiring new houses in areas at risk from sea level rise or increasing flood risk to be designed to be easily relocated (not necessarily in one piece). Again this is likely to require a wood foundation, but given that these areas typically have soft soils this would not be a bad thing.
878.5	Transpower New Zealand Limited	PC14	Seek Amendment	Amend 5.4A Rules as follows: <u>"5.4A.1 Permitted activities</u> a. There are no permitted activities. <u>The activities listed below are permitted activities.</u> [Add to Permitted Activities table: "Utilities". with "Nil" specific standards.]

5 - Natural Hazards > 5.4 - Rules - Flood hazard > 5.4.7 - 5.4A Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area > 5.4.7.2 - 5.4A.2 Controlled activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
806.6	Te Tāhuhu o te Mātaranga (Ministry of Education)	PC14	Support	[Regarding 5.4A.2] Retain as drafted.

5 - Natural Hazards > 5.4 - Rules - Flood hazard > 5.4.7 - 5.4A Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area > 5.4.7.3 - 5.4A.3 Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
806.7	Te Tāhuhu o te Mātaranga (Ministry of Education)	PC14	Support	[Regarding 5.4A.3] Retained as drafted

5 - Natural Hazards > 5.4 - Rules - Flood hazard > 5.4.7 - 5.4A Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area > 5.4.7.4 - 5.4A.4 Discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
806.8	Te Tāhuhu o te Mātaranga (Ministry of Education)	PC14	Support	[Regarding 5.4A.4] Retain as proposed.

5 - Natural Hazards > 5.4 - Rules - Flood hazard > 5.4.7 - 5.4A Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area > 5.4.7.5 - 5.4A.5 Non-complying activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
11.2	Cheryl Horrell	PC14	Support	<i>[Retain resource consent requirement for new buildings in the Qualifying Matter Tsunami Management Area]</i>
197.4	Steve Smith	PC14	Seek Amendment	[That] any planning restrictions within the Tsunami Management Area be removed
751.6	Christchurch City Council	PC14	Seek Amendment	[Amend NC3]: "except that permitted or controlled in Rule 14.4.1 and Rule 14.7.1. "
751.16	Christchurch City Council	PC14	Seek Amendment	Amend NC3 a.: ' Where located within the Residential Suburban, Residential Suburban Density Transition, or Residential Hills zones , development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rule 14.4.1 and Rule 14.7.1'
806.9	Te Tāhuhu o te Mātaranga (Ministry of Education)	PC14	Support	[Regarding 5.4A.5] Retain as proposed.

877.15	Otautahi Community Housing Trust	PC14	Seek Amendment	<p>The references in all rules in this section to “the areas shown on the planning maps as...”, should be amended to reference <u>interactive maps on the Council’s GIS website and the return period of the mapped hazard should be reduced to a 1 in 100 year event.</u></p> <p>Rule 54A.5 NC3 should be amended as follows:</p> <p>a. Development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rules 14.4.1 and 14.4.2.</p> <p>Any consequential amendments to zones, overlays, precincts, and qualifying matters to reflect the relief sought in the submission.</p>
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5 - Natural Hazards > 5.5 - Rules - Liquefaction hazard

Original Submission No	Submitter	Plan Change	Position	Decision Requested
54.2	Shirley van Essen	PC14	Seek Amendment	[S]eek[s] that TC3 land (high liquification risk) should remain residential suburban.

5 - Natural Hazards > 5.6 - Rules - Slope instability

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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689.75	Environment Canterbury / Canterbury Regional Council	PC14	Seek Amendment	[That the Slope Instability Management Area Rules] take into account Trangmar's erosion classes and exclude "severe" erosion class land from further subdivision and development.
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5 - Natural Hazards > 5.6 - Rules - Slope instability > 5.6.1 - Activity status for Slope Instability Management Areas

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.19	Kāinga Ora – Homes and Communities	PC14	Support	Retain the Slope Hazard area qualifying matter.

5 - Natural Hazards > 5.6 - Rules - Slope instability > 5.6.1 - Activity status for Slope Instability Management Areas > 5.6.1.1 - Activity status for Slope Instability Management Areas excluding land within the Specific Purpose (Lyttelton Port) Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
881.22	Red Spur Ltd	PC14	Support	[Regarding 5.6.1.1(P21)] Supports Redmund Spur Neighbourhood Centre subject to retention of Rule 5.6.1.1. P21 and for clarity change reference in a. from 'local centres' to 'neighbourhood centres'

5 - Natural Hazards > 5.6 - Rules - Slope instability > 5.6.1 - Activity status for Slope Instability Management Areas > 5.6.1.2 - Exceptions to Rule 5.6.1.1 - AIFR Certificate

Original Submission No	Submitter	Plan Change	Position	Decision Requested
240.1	Ruth Dyson	PC14	Seek Amendment	[re: Rule 5.6.1.2] All homes in the Port Hills which have had rockfall protection structures erected. There should be an additional overlay in the District Plan identifying that even though these homes are in a rockfall risk area, that these specific homes have rockfall protection structures in place.
368.1	Karen Theobald	PC14	Seek Amendment	[Seeks] removal of Point 7, Clause 5.6.1.2 of the District Plan...An alternative solution is to apply a new overlay accounting for a property or part of, that falls within a natural hazard area BUT its rockfall risk (for that particular dwelling) has been mitigated.

6 - General Rules and Procedures

Original Submission No	Submitter	Plan Change	Position	Decision Requested
472.3	John Glennie	PC14	Seek Amendment	That the impact of increased traffic on a shared long driveway be added to the list of Qualifying Matters and that the owners of existing houses on the driveway be able to object to the effects.
716.4	Wigram Lodge (2001) Limited	PC14	Seek Amendment	[Seeks that the NPSUD be given proper effect to through provisions and zoning that increase development capacity for residential and business use]. The submitter seeks 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 explanation that will give effect to the matters raised in this submission and the relevant planning legislation.
769.2	Megan Power	PC14	Support	support in general the following provisions :Chapter 6 General Rules and Procedures 6.1A Qualifying Matters
788.1	Marc Duff	PC14	Seek Amendment	Create a Qualifying Matter confining high density within 10km from the Centre of Christchurch.
834.8	Kāinga Ora – Homes and Communities	PC14	Support	6.1A qualifying matters 1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter. 3. Retain the Sites of Cultural Significance qualifying matter.
834.18	Kāinga Ora – Homes and Communities	PC14	Support	6.1A qualifying matters Table 1 Retain the Slope Hazard Areas qualifying matter.
834.20	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	6.1 A Qualifying matters 1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps. 2. Reduce the Tsunami Management Area to a 1:100 year hazard. 3. Amend and make consequential changes to give effect to this submission.

834.25	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	6.1A 1. Retain Significant and Other Tree Qualifying Matter.
834.30	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Remove ‘Environmental Asset Waterways’ and ‘Network Waterways’ as a qualifying matter, unless a site by site assessment has been undertaken that demonstrates why development that is otherwise permitted under MDRS is inappropriate.
834.32	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety.
834.37	Kāinga Ora – Homes and Communities	PC14	Oppose	<p>6.1A Qualifying matters Residential Character areas</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C114.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site</p>
834.52	Kāinga Ora – Homes and Communities	PC14	Support	<p>6.1A Qualifying matters. Table 1 - Qualifying Matters - Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3.</p> <p>Retain Electricity Transmission Corridors qualifying matter only to the extent of the corridor as defined in the NES ET.</p>
834.57	Kāinga Ora – Homes and Communities	PC14	Oppose	<p>Qualifying matters - Airport Noise Influence Area</p> <p>Delete this qualifying matter and all proposed provisions.</p>
834.59	Kāinga Ora – Homes and Communities	PC14	Support	<p>6.1A Qualifying matters Lyttelton Port Influence Overlay</p> <p>Retain Lyttelton Port qualifying matter.</p>

834.61	Kāinga Ora – Homes and Communities	PC14	Oppose	6.1A Qualifying matters NZ Rail Network Interface Sites. Delete NZ Rail Network Interface Sites qualifying matter
834.71	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	6.1A Qualifying matters Table 1 - Qualifying Matters - Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3. Radio Communication Pathways for the Justice and Emergency Services Precinct. Note: Table 1 in Chapter 6.1A references an abbreviation rather than the qualifying matter rule reference.
834.73	Kāinga Ora – Homes and Communities	PC14	Support	6.1A Qualifying matters Table 1 - Qualifying Matters - Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3. Vacuum Sewer Wastewater Constraint Areas
834.75	Kāinga Ora – Homes and Communities	PC14	Oppose	6.1A Qualifying matters Table 1 - Qualifying Matters - Provisions that may reduce the level of enablement of Medium Density Residential Standards and/or intensification enabled under Policy 3. Sunlight Access Delete the Sunlight Access qualifying matter and all associated provisions.
834.87	Kāinga Ora – Homes and Communities	PC14	Oppose	6.1A Qualifying matters Industrial Interface Delete the Industrial Interface Qualifying Matter and all associated provisions.
834.91	Kāinga Ora – Homes and Communities	PC14	Oppose	1. Delete the Riccarton Bush Interface Qualifying Matter and all associated provisions. 2. The existing tree setbacks in Chapter 9.4 are retained
834.95	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the Key Transport Corridors – City Spine Qualifying Matter and all associated provisions.
834.105	Kāinga Ora – Homes and Communities	PC14	Support	Retain sites of historic heritage items and their settings (City Centre Zone) - Cathedral Square, New Regent Street, the Arts Centre
834.115	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete Section 6.10A and all associated provisions
853.3	Lyttelton Port Company Limited	PC14	Support	Retain 6.1A.1 as notified.
854.10	Orion New Zealand Limited (Orion)	PC14	Support	Chapter 6.1A Matters Table 1 Orion supports identification of Electricity Transmission Corridor and Infrastructure as a qualifying matter in PC14.

6 - General Rules and Procedures > 6.1 - Noise

Original Submission No	Submitter	Plan Change	Position	Decision Requested
855.19	Lendlease Limited	PC14	Support	Retain Chapter 6.1 as notified.

6 - General Rules and Procedures > 6.1 - Noise > 6.1.5 - Zone Specific Noise Rules > 6.1.5.2 - Noise Standards > 6.1.5.2.1 - Zone noise limits outside the Central City

Original Submission No	Submitter	Plan Change	Position	Decision Requested
2.3	Greg Olive	PC14	Seek Amendment	Amend noise rule 6.1.5.2.1 Table 1(a) to align with the site rather than whether the dwelling existed prior to the plan change being operative.
333.7	Eric Ackroyd	PC14	Seek Amendment	That higher density residential zones will need strict noise limits.

6 - General Rules and Procedures > 6.1 - Noise > 6.1.5 - Zone Specific Noise Rules > 6.1.5.2 - Noise Standards > 6.1.5.2.2 - Noise limits in the Central City

Original Submission No	Submitter	Plan Change	Position	Decision Requested
333.5	Eric Ackroyd	PC14	Seek Amendment	That higher density residential zones will need strict noise limits.

6 - General Rules and Procedures > 6.1 - Noise > 6.1.6 - Activity Specific Noise Rules > 6.1.6.2 - Activity standards > 6.1.6.2.3 - Temporary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
333.6	Eric Ackroyd	PC14	Seek Amendment	That higher density residential zones will need strict noise limits.

6 - General Rules and Procedures > 6.1 - Noise > 6.1.6 - Activity Specific Noise Rules > 6.1.6.2 - Activity standards > 6.1.6.2.5 - Aircraft operations at Christchurch International Airport

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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54.1	Shirley van Essen	PC14	Seek Amendment	The airport noise contour to be widened to include 34, 36A and 38 Kahu Road, and more properties west and south of Kahu Road between the two bridges over the Avon River. Properties within the amended noise contour to be zoned Residential Suburban.
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6 - General Rules and Procedures > 6.1 - Noise > 6.1.6 - Activity Specific Noise Rules > 6.1.6.2 - Activity standards > 6.1.6.2.7 - Additional activity standards for aircraft operations and on-aircraft engine testing at Christchurch International Airport > 6.1.6.2.7.2 - Acoustic treatment and advice

Original Submission No	Submitter	Plan Change	Position	Decision Requested
805.29	Waka Kotahi (NZ Transport Agency)	PC14	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.

6 - General Rules and Procedures > 6.1 - Noise > 6.1.7 - Rules - Activities near infrastructure

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.62	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete NZ Rail Network Interface Sitesqualifying matter

6 - General Rules and Procedures > 6.1 - Noise > 6.1.7 - Rules - Activities near infrastructure > 6.1.7.1 - Activity status tables > 6.1.7.1.3 - Restricted Discretionary Activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
805.30	Waka Kotahi (NZ Transport Agency)	PC14	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.

6 - General Rules and Procedures > 6.1 - Noise > 6.1.7 - Rules - Activities near infrastructure > 6.1.7.2 - Activity standards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
829.1	Kiwi Rail	PC14	Seek Amendment	Amend Rule 6.1.7.2 to include the following vibration standard: NOISE-RX- Permitted Activity

			<p><u>Indoor railway vibration</u></p> <ol style="list-style-type: none"> 1. <u>Any new buildings or alterations to existing buildings containing a noise sensitive activity, within 60 metres of the boundary of any railway network, must be protected from vibration arising from the nearby rail corridor.</u> 2. <u>Compliance with standard 1 above shall be achieved by a report submitted to the council demonstrating compliance with the following matters:</u> <ol style="list-style-type: none"> <u>(a) the new building or alteration or an existing building is designed, constructed and maintained to achieve rail vibration levels not exceeding 0.3 mm/s vw,95 or</u> <u>(b) the new building or alteration to an existing building is a single-storey framed residential building with:</u> <ol style="list-style-type: none"> <u>i. a constant level floor slab on a full surface vibration isolation bearing with natural frequency not exceeding 10 Hz, installed in accordance with the supplier's instructions and recommendations; and</u> <u>ii. vibration isolation separating the sides of the floor slab from the ground; and</u> <u>iii. no rigid connections between the building and the ground.</u> <p><u>Matters of discretion</u></p> <ol style="list-style-type: none"> <u>(a) location of the building;</u> <u>(b) the effects of any non-compliance with the activity specific standards; (c) special topographical, building features or ground conditions which will mitigate vibration impacts;</u> <u>(c) the outcome of any consultation with KiwiRail.</u>
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6 - General Rules and Procedures > 6.1 - Noise > 6.1.7 - Rules - Activities near infrastructure > 6.1.7.2 - Activity standards > 6.1.7.2.1 - Sensitive activities near roads and railways

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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30.1	Doug Latham	PC14	Seek Amendment	Amend Rule 6.1.7.2.1 sensitive activities near roads and railways to bring back the acceptable solution method as another means of compliance instead of having to engage an acoustic engineer.
89.1	Andrew Evans	PC14	Oppose	Delete proposed Rule 6.1.7.2.1 and retain the rule as per the Operative District Plan.
762.13	New Zealand Institute of Architects Canterbury Branch	PC14	Support	[Retain Appendix 6.11.4 in relation to 6.1.7.2.1] as a means of compliance and for the new proposed sound levels to be included to reflect the updated requirements.
805.36	Waka Kotahi (NZ Transport Agency)	PC14	Support	Retain noise provisions as per PC5E.

6 - General Rules and Procedures > 6.1 - Noise > 6.1.7 - Rules - Activities near infrastructure > 6.1.7.2 - Activity standards > 6.1.7.2.2 - Activities near Christchurch Airport

Original Submission No	Submitter	Plan Change	Position	Decision Requested
676.15	Jack Gibbons	PC14	Seek Amendment	Place additional requirements on noise proofing [for buildings].
805.31	Waka Kotahi (NZ Transport Agency)	PC14	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.

6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters

Original Submission No	Submitter	Plan Change	Position	Decision Requested
11.1	Cheryl Horrell	PC14	Support	Retain qualifying matters
63.77	Kathleen Crisley	PC14	Seek Amendment	That private stormwater drainage systems are included as a Qualifying Matter in the final decision on the proposed plan change.
72.2	Rosemary Neave	PC14	Oppose	Remove the Low Public Transport Accessibility Area Qualifying Matter from the proposed plan change.
105.3	Te Whare Roimata	PC14	Seek Amendment	New Qualifying Matter for the provision of affordable housing: <ul style="list-style-type: none"> the adoption of the American approach to urban development which requires a percentage of new developments being set aside to house low income dwellers; or the development of an Inclusionary Housing Plan which requires new residential developments to pay an “affordable housing financial

				contribution” similar to that adopted by the Queenstown Council. The money collected from this financial contribution would then be given to Community Housing providers to help fund replacement affordable housing ideally in neighbourhoods such as the Inner City East.
167.2	Katie Newell	PC14	Oppose	Removal of the 'Low Public Transport Accessibility Area' Qualifying Matter in relation to 76 Patten Street.
169.3	Richard Moylan	PC14	Seek Amendment	Support the sunlight qualifying matter and enhancing it to provide for outdoor washing drying.
180.1	Josiah Beach	PC14	Support	Fully and completely supports all the Qualifying Matters proposed by the Council.
187.9	Tom Logan	PC14	Oppose	Remove [the Low Public Transport Accessibility Areas] QM entirely or amend to reduce scope.
205.4	Addington Neighbourhood Association	PC14	Support	That natural hazards must be allowed for, or the Council could face legal redress for allowing higher density in the wrong places.
205.24	Addington Neighbourhood Association	PC14	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.
205.26	Addington Neighbourhood Association	PC14	Seek Amendment	Include a clause which allows the Council to add additional Qualifying Matters.
224.26	Atlas Quarter Residents Group (22 owners)	PC14	Support	The inclusion of the qualifying criteria is supported, independent of height limits.
242.16	Property Council New Zealand	PC14	Seek Amendment	Property Council strongly supports density near key transport nodes, especially those that connect larger commercial centres. However, we are concerned that Christchurch City Council is establishing public transport as a qualifying matter in order to reject future MDRS or proposed high-density areas. It is important that there be a co-ordinated approach between the delivery of future transport and housing projects.
255.6	William Bennett	PC14	Seek Amendment	Introduce a TC3 land QM.
277.4	Eriki Tamihana	PC14	Seek Amendment	[Remove QM Low Public Transport Accessibility]
307.3	Robert Fletcher	PC14	Oppose	[Seeks to reduce or remove the number of qualifying matter exceptions added since last year.]
312.4	Joyce Fraser	PC14	Support	[Retain the Low Public Transport Accessibility Qualifying Matter]

367.3	John Bennett	PC14	Seek Amendment	[New Qualifying Matter] - Lower Limit height on the North side of [shared zone streets] to 14m (4 stories)
372.13	Julia Tokumaru	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
443.15	Summerset Group Holdings Limited	PC14	Seek Amendment	Remove the natural hazards and waterbodiesqualifying matters from the Summerset Cavendishsite.
476.8	Rob Seddon-Smith	PC14	Support	Supports the planned areas of intensification in areas where excellent public transport is available.
500.1	Hamish West	PC14	Oppose	1 - Remove all qualifying matters. 2 - Deliver MDRS in its original form
503.7	Jamie Lang	PC14	Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter seeks that the council drop this qualifying matter.
503.9	Jamie Lang	PC14	Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.
506.2	Alex McMahan	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop the qualifying matter.
510.2	Ewan McLennan	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
510.11	Ewan McLennan	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
512.1	Harrison McEvoy	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
512.4	Harrison McEvoy	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
514.2	Ann Vanschevensteen	PC14	Oppose	The council drop the Low Public Transport Accessibility Area Qualifying Matter.
514.5	Ann Vanschevensteen	PC14	Oppose	The council drop the Sunlight Access Qualifying Matter.
515.6	Zachary Freiberg	PC14	Oppose	Seek that the council to drop Low Public Transport Accessibility Area Qualifying Matter.
515.9	Zachary Freiberg	PC14	Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.
516.6	Jessica Nimmo	PC14	Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter seeks that the council drop this qualifying matter.

516.7	Jessica Nimmo	PC14	Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.
517.6	Alex McNeill	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
517.9	Alex McNeill	PC14	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
551.6	Henry Seed	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
551.11	Henry Seed	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
552.8	David Moore	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
552.10	David Moore	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
553.8	Josh Flores	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
553.11	Josh Flores	PC14	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
554.8	Fraser Beckwith	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
554.11	Fraser Beckwith	PC14	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
555.8	James Cunniffe	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
555.11	James Cunniffe	PC14	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
557.10	Peter Beswick	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
557.11	Peter Beswick	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
558.7	Jan-Yves Ruzicka	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
559.8	Mitchell Tobin	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
559.11	Mitchell Tobin	PC14	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.

560.8	Reece Pomeroy	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
560.11	Reece Pomeroy	PC14	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
562.8	Rob McNeur	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
562.11	Rob McNeur	PC14	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
567.13	Mark Mayo	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
568.6	Hazel Shanks	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
569.6	Marcus Devine	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
572.10	Yu Kai Lim	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
577.7	James Robinson	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter
588.2	David Lee	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
589.6	Krystal Boland	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
589.10	Krystal Boland	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
614.5	Matthew Coulthurst	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
615.21	Analijia Thomas	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
617.5	Tegan Mays	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
621.6	Loren Kennedy	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
622.6	Ella Herriot	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
623.5	Peter Dobbs	PC14	Oppose	Oppose the Low Public Transport Accessibility AreaQualifying Matter. Seek that the council drop this qualifying matter.

653.3	David McLauchlan	PC14	Seek Amendment	Have narrow streets with cycleways a Qualifying Matter for exemption from development.
653.10	David McLauchlan	PC14	Seek Amendment	Make Flooding on Palmside Street a Qualifying Matter for exemption from development.
657.5	Clair Higginson	PC14	Seek Amendment	Tree canopy and open space for inner city living, and focus on landscaped laneways and small park areas.
660.6	Bray Cooke	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
713.6	Girish Ramlugun	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
713.8	Girish Ramlugun	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
714.6	Russell Stewart	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
715.6	Sara Campbell	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council remove this qualifying matter.
715.7	Sara Campbell	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and that the council remove this qualifying matter.
717.6	Jonty Coulson	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
717.8	Jonty Coulson	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
718.6	Gareth Holler	PC14	Oppose	I oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
718.9	Gareth Holler	PC14	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
719.6	Andrew Cockburn	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
719.9	Andrew Cockburn	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
733.10	Michael Hall	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
734.7	Marie Byrne	PC14	Seek Amendment	Increase the Residential Industrial Interface.
737.4	Christian Jordan	PC14	Oppose	Remove QM- Airport Noise as a restriction on the implementation of MDRS zone
737.5	Christian Jordan	PC14	Oppose	Remove QM- Low PT from plan in all areas.
747.2	Joshua Wilson Black	PC14	Support	Retain the sunlight access qualifying matter

752.6	Amanda Smithies	PC14	Oppose	oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
752.10	Amanda Smithies	PC14	Oppose	oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
753.6	Piripi Baker	PC14	Oppose	[Opposes] the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
753.7	Piripi Baker	PC14	Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
754.6	Alex Shaw	PC14	Oppose	Opposes the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
754.7	Alex Shaw	PC14	Oppose	Opposes the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
755.6	Margaret Stewart	PC14	Seek Amendment	Make the residential red zone (Otakaro River Avon Corridor) a Qualifying Matter.
778.3	Mary O'Connor	PC14	Support	Consider making the earthquake damage risk to dwellings a Qualifying Matter.
778.4	Mary O'Connor	PC14	Support	[Supports] the [retention of the] sunlight Qualifying Matter.
784.3	Jessica Adams	PC14	Seek Amendment	Add QM to take account of geology in relation to ground strength and liquefaction risk
794.8	Greg Partridge	PC14	Seek Amendment	<p>The submitter requests that the area of South Richmond be made exempt from housing intensification via a qualifying matter due to natural hazard risks, in particular risk from future earthquakes and flooding.</p> <p>Its proximity to the Red Zone and the propensity for the land in this area to suffer significant structural damage when the Southern Fault Line ruptures (or the Christchurch Fault or Greendale Fault ruptures again) means it would be foolhardy of the Council to allow increased intensification to proceed in this part of the city.</p>
807.2	Howard Pegram	PC14	Seek Amendment	QM Direct Sunlight access be applied to entire city.
808.5	Josh Garmonsway	PC14	Oppose	Submitter opposes the Sunlight Access qualifying matter
822.3	Naxos Enterprises Limited and Trustees MW Limited	PC14	Oppose	Reject, refuse, or otherwise decline the Qualifying Matters that donot align with that directed by the Central Government through theAmendment Act.
827.7	MGZ Investments Limited	PC14	Seek Amendment	reject, refuse, or otherwise decline the Qualifying Matters that donot align with that directed by the Central Government through theAmendment Act.
845.3	Christopher Evan	PC14	Oppose	[Seeks that] Christchurch City Council accepts the new Government rules and laws.
854.22	Orion New Zealand Limited (Orion)	PC14	Support	Orion supports identification of Electricity Transmission Corridor and Infrastructure as a qualifying matter in PC14.

854.23	Orion New Zealand Limited (Orion)	PC14	Support	Orion supports identification of Electricity Transmission and Distribution Corridors as a qualifying matter in PC14.
855.18	Lendlease Limited	PC14	Support	Retain Chapter 6.1A as notified.
873.2	David Lawry	PC14	Oppose	Remove 50dba Ldn Air Noise Contour as a QM
876.15	Alan Ogle	PC14	Seek Amendment	[Apply a qualifying matter to] both sides of Matai St West from Straven Rd east to the railway line, Including the area north to the Avon River. [There] should be a Qualifying Matter restricting further residential intensification.
876.22	Alan Ogle	PC14	Oppose	Further densification in areas where flooding is frequent and serious (and there is no immediate plan to mitigate) should be prevented by making those areas a qualifying matter.
878.28	Transpower New Zealand Limited	PC14	Seek Amendment	Amend Table 1 [under "Safe or efficient operation of nationally significant infrastructure (Electricity Transmission Corridors)" heading]: 8.5.1.3 RD5 and 8.5.1.5 NC2 National Grid transmission lines ... Section 771(e) matter [under "Type of qualifying matter..."]
900.2	Summit Road Society	PC14	Support	We support the following items as qualifying matters: <ul style="list-style-type: none"> • Matters of national importance including sites of cultural, heritage and ecological importance, areas of high-risk natural hazards and significant trees. • Public open space areas.

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
2.7	Greg Olive	PC14	Oppose	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction Road
37.1	Susanne Trim	PC14	Support	[S]upport the modifications proposed to the National MDRS under the qualifying matters provision.
37.3	Susanne Trim	PC14	Seek Amendment	Special consideration to intensification proposals needs to be given due to flooding potential.

44.1	The Riccarton Bush Trust	PC14	Support	Support[s] the inclusion of the Riccarton Bush Interface Area.
50.1	Oliver Comyn	PC14	Seek Amendment	Amend to include the whole of Ngahere Street in the Riccarton Bush Interface Qualifying Matter.
50.2	Oliver Comyn	PC14	Support	Retain the Airport Noise Contour Qualifying Matter.
53.2	Brighton Observatory of Environment and Economics	PC14	Oppose	Oppose Sunlight Access Qualifying Matter
53.3	Brighton Observatory of Environment and Economics	PC14	Oppose	Include Tsunami Risk Area in Natural Hazards Qualifying Matter
67.13	Rachel Davies	PC14	Seek Amendment	Continue to add and push for Quality Matters to ensure new development meets more stringent controls over sunlight, safety, privacy, environmental factors and aesthetics.
67.14	Rachel Davies	PC14	Seek Amendment	Continue to add and push for Quality Matters to ensure new development meets more stringent controls over sunlight, safety, privacy, environmental factors and aesthetics.
87.1	David East	PC14	Seek Amendment	[S]eek[s] clarity around definitions of the Coastal Hazard Management Zone and also the Tsunami Management zone. Clear definitions of the methodology behind such policy and reasoning as to why internationally rejected or highly unlikely scenarios are still being used as the basis for planning
98.1	Hilton Smith	PC14	Seek Amendment	<i>[Re: Character Areas]</i> Proposes to introduce a resource consent requirement as a restricted discretionary activity. Not supportive of Council proposed set of rules as seeking amendment to 9.3.4 Rules - Historic Heritage, 9.3.4.1. Activity Status Tables.
99.1	Ezzie Smith	PC14	Not Stated	<i>[Re: Character Areas]</i> Proposes to make development in character areas a restricted discretionary activity.
110.2	Marie Mullins	PC14	Oppose	Oppose Airport Noise Influence Area that overlays a small part of the site at 18 Kauri Street as it would restrict future development that would not accord with the intent of the proposed Medium Density Rules.
110.4	Marie Mullins	PC14	Oppose	Oppose Riccarton Bush Interface Area qualifying matter.
112.2	Nikki Smetham	PC14	Support	[Retain Sunlight Access and Low Public Transport Accessibility Qualifying Matters]
114.1	Connor McIver	PC14	Seek Amendment	Low public transport accessibility is a weak qualifying matter. This issue can be remedied by communicating with ECan to add service as and when required. All other qualifying matters seem sensible but [submitter] submit[s] that this one is not. Perhaps development contributions could be sought to cover any capital outlay required to increase service in these areas.
119.4	Tracey Strack	PC14	Seek Amendment	• That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and,

				• That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.
128.1	Sulekha Korgaonkar	PC14	Support	Retain Ryan Street as a residential character area and the provisions that maintain the streets character.
136.1	Irene Marks	PC14	Support	Support inclusion of Ryan Street as a residential character area with provisions that maintain its character as a street of bungalows (and trees).
146.1	Julie Kidd	PC14	Support	[E]ndorse changes that protect the amount of sunlight buildings are exposed to, at least to a level that is equivalent to the level of exposure of a building in Auckland.
154.2	Ōpāwaho Heathcote River Network (OHRN)	PC14	Seek Amendment	That an additional Qualifying Matter is added, namely High Soil Erosion Risk area as indicated in the Land and Water Regional Plan.
157.2	Robin Parr	PC14	Oppose	Retain existing heights & angles of Recession planes at boundaries, currently 2.3m & 36°
168.3	Bernard Hall JP (Retired)	PC14	Support	Please retain RYAN STREET, CHRISTCHURCH, 8011 as a CHARACTER STREET without multistory infill structures.
175.1	Winstone Wallboards Limited (WWB)	PC14	Support	Proposed Industrial Interface [Qualifying] Matter is entirely appropriate in managing reverse sensitivity matters.
175.2	Winstone Wallboards Limited (WWB)	PC14	Support	[Supports] the Low Public Transport Accessibility Qualifying Matters [which] provide[s] for intensification that commensurate with public transport services and demonstrate Council's sound planning practice
175.3	Winstone Wallboards Limited (WWB)	PC14	Seek Amendment	Seeks to be directly engaged on upcoming release of Plan Change 12 on Coastal Hazards for implications on Winstone Wallboards Ltd's site.
175.4	Winstone Wallboards Limited (WWB)	PC14	Seek Amendment	Further assessment required on the Tsunami Management Overlay mapping.
180.2	Josiah Beach	PC14	Support	[A]ppreciate[s] and support[s] the special attention given by the Council to overshadowing in the ... Sunlight Access Qualifying Matter.
180.3	Josiah Beach	PC14	Support	[F]ully support[s] the Significant and other Trees Qualifying Matter.
180.4	Josiah Beach	PC14	Support	[F]ully support[s] the Residential Character Area Qualifying Matter
180.5	Josiah Beach	PC14	Support	[F]ully support[s] the proposed Areas with Low Public Transport Availability Qualifying Matter.
187.5	Tom Logan	PC14	Oppose	<i>[Drop the Sunlight Access Qualifying Matter]</i>
187.7	Tom Logan	PC14	Seek Amendment	<i>[Regarding Riccarton Bush Interface Qualifying Matter]</i> reduce proposed area to <i>[the adjoining sites]</i> being 40 houses.
188.10	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	[New Qualifying Matter Riccarton Commercial/Residential Transition] - The commercial area north of Riccarton Rd [from Kauri St to Harakeke St] should be height-restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north.

188.22	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	NewQualifying Matter for areas subject to frequent surface flooding
188.23	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	[T]heentire area represented by the Riccarton Bush Kilmarnock Residents' Association should bedesignated a Qualifying Matter, Pūtaringamotu-Riccarton Precinct.
193.21	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	Retain all existing heritage items,settings, and features as a Qualifying Matter
196.1	Brian Gillman	PC14	Support	Retain waterbody setbacks and sunlight access as a qualifying matters.
233.6	Paul Clark	PC14	Oppose	Oppose [Low Public Transport Accessibility Qualifying Matter]
233.9	Paul Clark	PC14	Oppose	Oppose [Sunlight Access Qualifying Matter]
246.2	Robert Black	PC14	Seek Amendment	Include the Flood Management Area, or at least that part of the FMA in the Merivale catchment, as a Qualifying Matter to exclude MDRS rules from applying.
246.3	Robert Black	PC14	Seek Amendment	Consider infrastructure limitations, and map areas as qualifying matters where infrastructure is not sufficient for intensive development.
246.4	Robert Black	PC14	Seek Amendment	List TC3 land as a Qualifying Matter. As a default, that land should not be intensively developed. It is appropriate to obtain resource consent to[o]
254.2	Emma Besley	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter, seek its deletion.
261.6	Maia Gerard	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
261.9	Maia Gerard	PC14	Seek Amendment	Opposes the Sunlight Access Qualifying Matter
262.7	Alfred Lang	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
263.8	Harley Peddie	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
264.6	Aaron Tily	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
264.10	Aaron Tily	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
265.6	John Bryant	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

265.10	John Bryant	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
266.6	Alex Hobson	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
266.10	Alex Hobson	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
267.6	Justin Muirhead	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] The council drop this qualifying matter.
267.9	Justin Muirhead	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] The council drop this qualifying matter.
268.6	Clare Marshall	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
268.10	Clare Marshall	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
269.6	Yvonne Gilmore	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
269.9	Yvonne Gilmore	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
270.6	Rob Harris	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
270.10	Rob Harris	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
271.5	Pippa Marshall	PC14	Oppose	[S]eek[s] that the Council drop [the Low Public Transport Accessibility Area] qualifying matter
271.9	Pippa Marshall	PC14	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
273.6	Ian Chesterman	PC14	Oppose	[S]eek[s] that the council drop [the Low Public Transport Accessibility Area] qualifying matter.
273.9	Ian Chesterman	PC14	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
274.6	Robert Fleming	PC14	Oppose	[S]eek[s] that the council drop [the Low Public Transport Accessibility Area] qualifying matter.
274.9	Robert Fleming	PC14	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
278.2	Francine Bills	PC14	Seek Amendment	Mersey Street, which runs south of Westminster Street to Berwick Street, be incorporated in the Severn Residential Character Area <i>[including 1-54 Mersey Street, 11-19 Berwick Street, and 116-136 Westminster Street]</i> .
282.2	Brendan McLaughlin	PC14	Support	[M]ake tree canopies compulsory in suburbs

288.1	Waipapa Papanui-Innes-Central Community Board	PC14	Support	[S]eeks the advancement of the signalled Qualifying Matters and mechanisms protecting sunlight access.
290.1	Alex Hallatt	PC14	Seek Amendment	Prepare for more heavy rain events and higher tides as predicted by the Intergovernmental Panel on Climate Change.
290.2	Alex Hallatt	PC14	Seek Amendment	Amend to require all new builds to provide stormwater collection and storage, either via tanks, or using natural systems such as raingardens.
293.4	Exsto Architecture	PC14	Support	[S]upports the MDRS rule change and the Qualifying Matter proposals.
299.1	Luke Cairns	PC14	Seek Amendment	[F]or the council to accept PC14, with the proposed sunlight-qualifying matters removed.
304.1	Julia Mallett	PC14	Seek Amendment	Introduce a qualifying matter to reduced the MDZ around suburban schools
311.1	Barry Newcombe	PC14	Seek Amendment	To include as a Qualifying Matter area the Opawaho Heathcote River corridor. It is not clear how 'corridor ' is defined but [submitter] expect[s] this will include a distance from the water?
331.2	clare mackie	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter as part of CCC's PC14.
342.11	Adrien Taylor	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
343.1	David Mallett	PC14	Seek Amendment	[P]roximity to schools, in particular primary schools, added as another qualifying matter to restrict development around schools and promote the retention of the current housing stock that is ideally suited to young families.
344.1	Luke Baker-Garters	PC14	Oppose	Removal of the city-wide sunlight access qualifying matter in its entirety
344.6	Luke Baker-Garters	PC14	Oppose	Removal of the Public transport accessibility restriction qualifying matter in its entirety
345.6	Monique Knaggs	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek that the council drop this qualifying matter.
345.9	Monique Knaggs	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.
346.6	George Laxton	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.
346.9	George Laxton	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
347.6	Elena Sharkova	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.
347.9	Elena Sharkova	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
350.11	Felix Harper	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

351.1	Jono de Wit	PC14	Seek Amendment	Seek to remove or significantly reduce the size of Riccarton Bush Interface Qualifying Matter is removed completely or reduced in size significantly so it is only on the north side of Riccarton bush - furthest away from the public transport corridor and town centre of Riccarton Road.
351.3	Jono de Wit	PC14	Seek Amendment	[D]o[es] not support the sunlight QM
357.4	Alexandra Free	PC14	Support	[Retain all proposed qualifying matters]
362.4	Cynthia Roberts	PC14	Oppose	Opposes the Low Public Transport Accessibility Qualifying Matter.
362.7	Cynthia Roberts	PC14	Oppose	Opposes the Sunlight Access Qualifying Matter.
363.9	Peter Galbraith	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
364.6	John Reily	PC14	Oppose	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
364.11	John Reily	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
365.5	Andrew Douglas-Clifford	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
365.8	Andrew Douglas-Clifford	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
366.5	Olivia Doyle	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter
366.10	Olivia Doyle	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
370.5	Simon Fitchett	PC14	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
370.9	Simon Fitchett	PC14	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
371.6	Nkau Ferguson-spence	PC14	Oppose	[Regarding the Low Public Transport AccessibilityQualifying Matter] seek[s] that the council drop this qualifying matter.
372.6	Julia Tokumaru	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
372.10	Julia Tokumaru	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
373.5	Mark Stringer	PC14	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
373.9	Mark Stringer	PC14	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.

374.6	Michael Redepenning	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
374.7	Michael Redepenning	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
375.6	Aidan Ponsonby	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
375.7	Aidan Ponsonby	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
377.6	Toka Tū Ake EQC	PC14	Support	Support the inclusion of flood, coastal, tsunami and slope hazard management areas as Qualifying Matters to reduce the level of enablement of the MDRS and NPS-UD.
379.6	Indiana De Boo	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
380.1	South Shore Resident's Association (SSRA)	PC14	Seek Amendment	Clarify the interaction and relationship [between Qualifying Matter] coastal hazard areas [and] plan change 12.
380.9	South Shore Resident's Association (SSRA)	PC14	Oppose	[Delete Qualifying Matter Tsunami Management Area]
384.6	Christopher Seay	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
384.7	Christopher Seay	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
387.6	Christopher Henderson	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
387.7	Christopher Henderson	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
389.4	Emma Coumbe	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
389.5	Emma Coumbe	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
391.6	Ezra Holder	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
391.7	Ezra Holder	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
392.6	Ella McFarlane	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
392.7	Ella McFarlane	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

393.6	Sarah Laxton	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
393.7	Sarah Laxton	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
394.5	Lesley Kettle	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
395.6	Emily Lane	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
395.7	Emily Lane	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
405.1	Blake Quartly	PC14	Seek Amendment	Reduce as much as possible the adjustments to the Government's original plan.
406.1	Michael Andrews	PC14	Support	Support the sunlight access qualifying matter.
415.1	Blake Thomas	PC14	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
415.2	Blake Thomas	PC14	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
416.2	Anake Goodall	PC14	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
416.3	Anake Goodall	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
417.4	Viso NZ Limited	PC14	Seek Amendment	Seek amendment to 4m 60° recession plane
430.2	Tracey Berry	PC14	Oppose	[Delete the Airport Noise Qualifying Matter]
437.5	David Allan	PC14	Seek Amendment	[Supports] the character areas [qualifying matter]
453.3	Luke Hansby	PC14	Oppose	Opposes Qualifying Matters as proposed.
458.1	Toby Williamson	PC14	Seek Amendment	[S]eek[s] the qualifying matter for sunlight to be withdrawn.
458.2	Toby Williamson	PC14	Seek Amendment	The low public transport qualifying matter to be withdrawn in full or in part.
475.3	Rachel Sanders	PC14	Support	We would like to express agreement with the council about the proposed qualifying matters, specifically, that it is appropriate for Mount Pleasant and similar areas in the Port Hills area to remain Residential Hills zone as proposed in PC14 due to low public transport accessibility, as well as other factors.

				<p>The Residential Hills areas are inappropriate for Medium Density Residential Standards zoning for several reasons, most notably:</p> <p>The attached document captures the details why we believe it is correct to retain Mount Pleasant as Residential Hills rather than MDRS. Notable topics are: Low public transport accessibility Emergency egress Emergency service access Pedestrian Safety Cyclist Safety Lack of Amenities Sewerage and Storm Water Drainage Significance of Port Hills Aesthetics</p>
479.2	Karelia Levin	PC14	Support	Approve PC14 in respect of the Airport Noise Influence Area.
499.2	Daniel John Rutherford	PC14	Seek Amendment	Please don't go ahead with considering the significant trees to be a qualifying matter.
505.2	Jarred Bowden	PC14	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
505.3	Jarred Bowden	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
507.5	Paul Young	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
518.6	Sarah Meikle	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
518.9	Sarah Meikle	PC14	Seek Amendment	[That the Sunlight Access Qualifying Matter only applies to developments within the 4 Avenues].
519.2	James Carr	PC14	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
519.3	James Carr	PC14	Oppose	[O]ppose the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
519.6	James Carr	PC14	Seek Amendment	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.
519.26	James Carr	PC14	Support	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.
520.6	Amelie Harris	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
520.9	Amelie Harris	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.

521.6	Thomas Garner	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.
521.9	Thomas Garner	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
522.6	Lisa Smailes	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.
522.9	Lisa Smailes	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
523.2	Adam Currie	PC14	Oppose	[O]ppose the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
523.3	Adam Currie	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
524.6	Daniel Tredinnick	PC14	Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
524.9	Daniel Tredinnick	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
525.6	Gideon Hodge	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
525.9	Gideon Hodge	PC14	Oppose	That Council drops [the Sunlight Access] qualifying matter.
527.6	Kaden Adlington	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
527.9	Kaden Adlington	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
528.2	Kelsey Clousgon	PC14	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter... seek[s] that the council drop this qualifying matter.
528.3	Kelsey Clousgon	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
529.6	Daniel Carter	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
529.9	Daniel Carter	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
531.2	Claire Cox	PC14	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
531.3	Claire Cox	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
532.6	Albert Nisbet	PC14	Oppose	[Regarding the Low Public Transport AccessibilityQualifying Matter] seek[s] that the council drop this qualifying matter.

533.6	Frederick Markwell	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
533.10	Frederick Markwell	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
537.8	Matt Johnston	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
553.14	Josh Flores	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
557.16	Peter Beswick	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
563.5	Peter Cross	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
563.9	Peter Cross	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
565.6	Angela Nathan	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
565.10	Angela Nathan	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
566.7	Bruce Chen	PC14	Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.
566.12	Bruce Chen	PC14	Oppose	Seek that the council to drop Low Public Transport Accessibility Qualifying Matter.
567.6	Mark Mayo	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
567.10	Mark Mayo	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
568.10	Hazel Shanks	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
570.6	Christine Albertson	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
570.10	Christine Albertson	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
571.6	James Harwood	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
571.10	James Harwood	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
572.6	Yu Kai Lim	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.

573.6	Jeff Louttit	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
573.10	Jeff Louttit	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
574.6	Henry Bersani	PC14	Oppose	Seek[s] that the council to drop Low Public Transport Accessibility Area Qualifying Matter.
574.10	Henry Bersani	PC14	Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter.
575.6	Jeremy Ditzel	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter
575.10	Jeremy Ditzel	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
576.6	Juliette Sargeant	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
576.12	Juliette Sargeant	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
577.11	James Robinson	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
578.6	Jamie Dawson	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
578.10	Jamie Dawson	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
579.1	Gareth Bailey	PC14	Seek Amendment	Exclude properties within waterway setbacks from MDRZ classification.
580.2	Darin Cusack	PC14	Seek Amendment	That the Sunlight Qualifying Matter be more conservative than proposed.
580.7	Darin Cusack	PC14	Support	That further densification in areas where flooding is frequent and serious(and there is no immediate plan to mitigate) should be prevented by making those areas a qualifying matter.
580.8	Darin Cusack	PC14	Seek Amendment	That both sides of Matai Street West (including Nikau Place) from Straven Road east to the railway line, including the area north to the north Avon, should be a qualifying matter restricting further residential intensification.
587.6	Ciaran Mee	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
587.10	Ciaran Mee	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
588.10	David Lee	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.

590.6	Todd Hartshorn	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
590.10	Todd Hartshorn	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
591.6	Helen Jacka	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
591.10	Helen Jacka	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
611.7	Ailbhe Redmile	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
612.5	Hamish McLeod	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
613.5	Noah Simmonds	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
623.4	Peter Dobbs	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter. Seek that the council drop this qualifying matter.
624.6	Daniel Scott	PC14	Oppose	[Opposes] the Low Public Transport Accessibility Area Qualifying Matter. Seek that the council drop this qualifying matter.
624.8	Daniel Scott	PC14	Support	[Opposes] the Sunlight Access Qualifying Matter. Seek that the council drop this qualifying matter.
630.1	Murray Cullen	PC14	Support	[Retainthe Sunlight Access Qualifying Matter]
630.2	Murray Cullen	PC14	Support	[RetainCharacter Areas]
635.5	Suzi Chisholm	PC14	Oppose	Oppose Low Public Transport Accessibility Area Qualifying Matter.
637.3	James Ballantine	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter.
637.4	James Ballantine	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter.
639.2	Rory Evans Fee	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
639.3	Rory Evans Fee	PC14	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
643.5	Keegan Phipps	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
643.10	Keegan Phipps	PC14	Support	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
646.5	Archie Manur	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
646.9	Archie Manur	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.

652.8	Declan Cruickshank	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek that the council drop this qualifying matter.
652.10	Declan Cruickshank	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.
655.6	Daymian Johnson	PC14	Oppose	Seek[s] that the council to drop Low Public Transport Accessibility Qualifying Matter
655.9	Daymian Johnson	PC14	Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter.
656.6	Francesca Teague-Wytenburg	PC14	Oppose	Remove the Low Public Transport Accessibility Qualifying Matter
656.9	Francesca Teague-Wytenburg	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council [remove] this qualifying matter.
657.2	Clair Higginson	PC14	Seek Amendment	[D]ecisions on plan change 12 should precede/preempt those of plan change 14
658.2	Ben Thorpe	PC14	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
658.3	Ben Thorpe	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
661.2	Edward Parkes	PC14	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
661.3	Edward Parkes	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
662.2	Bryce Harwood	PC14	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
662.3	Bryce Harwood	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
663.4	Williams Corporation Limited	PC14	Seek Amendment	Seek that the Low Public Transport Accessibility Qualifying Matter overlay is removed from 9 Patten Street.
665.3	Lawrence & Denise May	PC14	Seek Amendment	That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary
675.1	Robyn Wells	PC14	Seek Amendment	The Qualifying Matter, to protect sunlight access for homes, does not go nearly far enough...[A]sk[s] the council to advocate for development in Christchurch to be based on not only the District Plan, which has been carefully developed over many years, but also our unique Christchurch blueprint developed with much consultation and input from experts after the earthquake.
676.10	Jack Gibbons	PC14	Oppose	[In respect of the QM Low Public Transport Accessibility] - Remove the public transport QM.
676.12	Jack Gibbons	PC14	Oppose	[In respect of the Airport Noise Influence Area, remove this as a QM]

679.1	Tony Dale	PC14	Seek Amendment	Support changes to building heights, recession planes and set-backs to preserve access to sunlight in medium density zones. However, the Qualifying Matter should be more conservative to preserve sunlight to the same degree as is enjoyed under our current density rules.
679.9	Tony Dale	PC14	Seek Amendment	Submit that further densification in areas where flooding is frequent and serious (and there is no immediate plan to mitigate) should be prevented by making those areas a qualifying matter.
680.3	Bernard and Janette Johnston and Dovey	PC14	Seek Amendment	Consider the existing infrastructure issues on the Hills and amend PC14 to include a new Infrastructure Qualifying Matter area on the Hills as appropriate, and make all consequential amendments necessary to give effect to this submission.
680.4	Bernard and Janette Johnston and Dovey	PC14	Seek Amendment	Amend PC14 to add a new Qualifying Matter or amend the existing Sunlight Access Qualifying Matter to include the Residential Hills Zone as a Qualifying Matter area, and make all consequential amendments necessary to give effect to this submission. Alternatively, if that relief is not granted, amend PC14 to add a new Qualifying Matter or amend the existing Sunlight Access Qualifying Matter to include the base of the Hills/valleys as Qualifying Matter areas, and make all consequential amendments necessary to give effect to this submission.
681.3	Andrew McCarthy	PC14	Oppose	Remove the Low Public Transport Access Qualifying Matter
685.79	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[New qualifying matter] limiting building height along the Te Papa Otakaro corridor within the central city
689.73	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain the following Qualifying Matters as notified]: <ul style="list-style-type: none"> Heritage areas, items and their settings, residential heritage areas Flood Hazard Management Areas Coastal Hazard Management Areas Tsunami Management Area Waterbody Setbacks Radiocommunication Pathway Protection Corridors Waste water constraint overlay Sites of Ngāi Tahu Significance, including Wāhi tapu, silent files, ngā tūrangā tūpuna, ngā wai Sites of ecological significance Outstanding natural features and landscapes Sunlight access

				<ul style="list-style-type: none"> Residential Industrial Interface Safe or efficient operation of nationally significant infrastructure (Electricity Transmission Corridors) Safe or efficient operation of nationally significant infrastructure (NZ Rail Network) Residential heritage areas (Medium density residential – Area specific rules) Safe or efficient operation of nationally significant infrastructure (Lyttelton Port Influences Overlay) City Spine Transport Corridor
689.76	Environment Canterbury / Canterbury Regional Council	PC14	Seek Amendment	<p>[Seeks new Qualifying Matters for]:</p> <ul style="list-style-type: none"> Slope Instability Management Areas - take into account Trangmar’s erosion classes and exclude “severe” erosion class land from further subdivision and development. the upper Halswell River catchment areas are covered by a Qualifying Matter that prevents further intensification because of inadequate stormwater infrastructure and downstream flooding effects.
695.8	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	In terms of the proposed qualifying matters that relate to historic heritage (e.g., Residential Heritage Area and Character Area Overlay) and are proposed in the Lyttelton township, amend the provisions to enable Rāpaki Rūnanga to develop ancestral land and give effect to section 6 (e) of the RMA and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.
696.7	Terence Sissons	PC14	Seek Amendment	Delete the waiver of QM re sunlight access for buildings over 12m.
721.2	Ethan Pasco	PC14	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter... seek[s] that the council drop this qualifying matter.
721.3	Ethan Pasco	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
724.2	Alan Murphy	PC14	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter... seek[s] that the council drop this qualifying matter.
724.3	Alan Murphy	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
727.2	Birdie Young	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

727.4	Birdie Young	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
733.7	Michael Hall	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
737.22	Christian Jordan	PC14	Seek Amendment	Seeks a qualifying matter requiring an assessment of the heritage value of any pre 1940 building intended for demolition with options considered for retention and reuse should be a requirement.
738.6	Pim Van Duin	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
739.1	North Beach Residents Association	PC14	Seek Amendment	Clarify Plan Change 14 Qualifying matters and Coastal hazard areas and the interaction and relationship to PC12. Proxy use of PC14 to enact parts of PC12. [Clarify] [a]lignment of PC14 Qualifying matters and objectives of PC12.
739.2	North Beach Residents Association	PC14	Seek Amendment	Reservations about the continued use of RPC 8.5 and 8.5+ to inform planning maps, given the now internationally recognised unlikely status.
739.3	North Beach Residents Association	PC14	Seek Amendment	Seek that qualifying matters relating to Coastal Hazards (including tsunamis) do not unduly restrict intensification in coastal areas.
743.1	Matthew Gibbons	PC14	Seek Amendment	[T]he low public transport accessibility area should go.
743.2	Matthew Gibbons	PC14	Seek Amendment	Higher density near the airport should be allowed - people can install sound proofing. Perimeter block housing should be easier.
743.4	Matthew Gibbons	PC14	Seek Amendment	No new heritage areas should be allowed as they restrict development in parts of Christchurch where people want to live. A good rule would be that for every house added to a heritage area another is removed.
744.1	Cliff Mason	PC14	Support	[Retain all proposed Qualifying Matters]
751.18	Christchurch City Council	PC14	Seek Amendment	Amend qualifying matter provisions to the extent needed to ensure they are within the scope authorised for an Intensification Planning Instrument by the RMA, having regard to relevant case law as might be applicable at the time of consideration.
751.27	Christchurch City Council	PC14	Seek Amendment	Remove reference[s to Low Density Residential Airport Influence Zone and the Low Density Residential Airport Influence Zone'] and ensure correct reference to RS, RSDT, and the Airport Noise Influence Area is made.
759.3	C Collins	PC14	Oppose	[Seeks that the Plan Change be approved]
762.9	New Zealand Institute of Architects Canterbury Branch	PC14	Support	[Supports] [s]unlight access qualifying matters
762.44	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[T]hat the Victoria Street [Height] overlay is extended to include the section between Kilmore Street and Chester street west.

773.1	Beckenham Neighbourhood Association Inc	PC14	Support	[Supports] the proposed Qualifying Matter in relation to sunlight.
773.2	Beckenham Neighbourhood Association Inc	PC14	Support	[Retain Character Areas]
780.4	Josie Schroder	PC14	Support	Retain the 6.1A Qualifying Matter: City Spine Transport Corridor, Low Public Transport Accessibility Area as notified.
780.5	Josie Schroder	PC14	Support	Retain 6.10A Low Public Transport Accessibility Area Qualifying Matter as notified.
780.6	Josie Schroder	PC14	Support	Retain 6.10A Sunlight Access Qualifying Matter as notified.
799.2	Benjamin Love	PC14	Oppose	[That Residential Character Areas are removed]
804.1	Waihoru Spreydon-Cashmere-Heathcote Community Board	PC14	Support	[S]upports the qualifying matters in the proposal and in particular the following are of local interest in Waihoru Spreydon-Cashmere-Heathcote: <ul style="list-style-type: none"> • Matters of national importance (RMA s6) – Outstanding and significant natural features
804.2	Waihoru Spreydon-Cashmere-Heathcote Community Board	PC14	Support	[S]upports the qualifying matters in the proposal and in particular the following are of local interest in Waihoru Spreydon-Cashmere-Heathcote: <ul style="list-style-type: none"> • Matters of national importance (RMA s6) – ... slope hazard areas...
804.3	Waihoru Spreydon-Cashmere-Heathcote Community Board	PC14	Support	The Community Board supports the qualifying matters in the proposal and in particular the following are of local interest in Waihoru Spreydon-Cashmere-Heathcote: <ul style="list-style-type: none"> • Matters of national importance (RMA s6) – ...coastal erosion and coastal inundations areas...
804.4	Waihoru Spreydon-Cashmere-Heathcote Community Board	PC14	Support	The Community Board supports the qualifying matters in the proposal and in particular the following are of local interest in Waihoru Spreydon-Cashmere-Heathcote: <ul style="list-style-type: none"> • Residential Character areas...
804.5	Waihoru Spreydon-Cashmere-Heathcote Community Board	PC14	Support	The Community Board supports the qualifying matters in the proposal and in particular the following are of local interest in Waihoru Spreydon-Cashmere-Heathcote: <ul style="list-style-type: none"> • Sunlight access...

				[S]trongly supports the changes regarding sunlight access.
804.6	Waihoru Spreydon-Cashmere-Heathcote Community Board	PC14	Seek Amendment	[Regarding the Low Public Transport Accessibility Qualifying Matter, seeks that] the bus frequency shifted from 15 minutes to 30 minutes.
804.7	Waihoru Spreydon-Cashmere-Heathcote Community Board	PC14	Seek Amendment	[C]oncerned that infrastructure is suitable for increased density, and support the public transport accessibility restriction, especially across the Port Hills.
804.8	Waihoru Spreydon-Cashmere-Heathcote Community Board	PC14	Support	[S]upports the need to include high-risk natural hazards as Qualifying Matters. Coastal inundation, coastal erosion and tsunami hazards are all of concern to at least some of the community in Waihoru Spreydon-Cashmere-Heathcote.
805.4	Waka Kotahi (NZ Transport Agency)	PC14	Oppose	[O]pposes the current approach in relation to including Residential Character Areas as a qualifying matter. The submitter requests to undertake further assessment to weigh the benefits of character protection against the wider opportunity costs of development limitations in key areas. Based on the results of this study, reduce the extent of residential character controls.
805.5	Waka Kotahi (NZ Transport Agency)	PC14	Oppose	[O]pposes the current approach in relation to including Residential Character Areas as a qualifying matter. The submitter seeks that residential character is provided for by instituting design controls in the overlays which allow for special/residential character to be considered and incorporated in design while enabling levels of development anticipated by the zones.
805.17	Waka Kotahi (NZ Transport Agency)	PC14	Oppose	Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14.
805.21	Waka Kotahi (NZ Transport Agency)	PC14	Support	[Generally supports] the intent of the Waste Water Constraints Areas Overlay (Vacuum Sewers) as a qualifying matter. [The submitter seeks this to be] retain[ed] as notified.
810.3	Regulus Property Investments Limited	PC14	Oppose	Reject, refuse, or otherwise decline the Qualifying Matters that do not align with that directed by the Central Government through the Amendment Act
812.1	James Barbour	PC14	Oppose	[T]hat the Council reject, refuse, or otherwise decline the Qualifying Matters that do not align with that directed by the Central Government through the Amendment Act.
814.47	Carter Group Limited	PC14	Seek Amendment	With reference to 6.10A.1 Table 1 Qualifying Matters, delete or otherwise amend Table 1 and the extent of Qualifying Matters in a manner consistent with the relief sought by the submitter on other provisions in PC14.
815.2	The Board of Trustees of the Te Ara Koropiko West Spreydon School	PC14	Seek Amendment	Request that proximity to a Primary School is introduced as a Qualifying Matter.

823.40	The Catholic Diocese of Christchurch	PC14	Oppose	Delete or otherwise amend Table 1 and the extent of Qualifying Matters in a manner consistent with the relief sought by the submitter on other provisions in PC14.
829.22	Kiwi Rail	PC14	Support	Retain identification of the NZ Rail Network as a qualifying matter.
832.6	Finn Jackson	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
832.9	Finn Jackson	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
833.1	Andrew Kyle	PC14	Oppose	That the 50dBA air noise contour be excluded from becoming a Qualifying Matter.
835.7	Historic Places Canterbury	PC14	Support	The submitter supports all qualifying matters.
835.16	Historic Places Canterbury	PC14	Support	The submitter supports sunlight access being a qualifying matter in respect of the medium density and high density zones.
837.6	Sylvia Maclaren	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
837.9	Sylvia Maclaren	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
839.6	Jacinta O'Reilly	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
839.9	Jacinta O'Reilly	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
840.7	Rosa Shaw	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
840.10	Rosa Shaw	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
841.6	Jess Gaisford	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
841.11	Jess Gaisford	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
843.6	Allan Taunt	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
843.9	Allan Taunt	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
844.6	Hayden Smythe	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
844.9	Hayden Smythe	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

846.9	Lauren Bonner	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.			
847.6	Will Struthers	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.			
847.10	Will Struthers	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.			
852.5	Christchurch International Airport Limited (CIAL)	PC14	Seek Amendment	Amend Table 1- Qualifying Matters, as follows: <table border="1" data-bbox="926 402 1530 724"> <tr> <td>Chapter 14 Residential</td> </tr> <tr> <td>Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)</td> </tr> <tr> <td>14.4.1 – 14.4.4, <u>14.9</u>, 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct <u>Airport Noise Influence Area</u></td> </tr> </table>	Chapter 14 Residential	Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)	14.4.1 – 14.4.4, <u>14.9</u> , 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct <u>Airport Noise Influence Area</u>
Chapter 14 Residential							
Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)							
14.4.1 – 14.4.4, <u>14.9</u> , 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct <u>Airport Noise Influence Area</u>							

				<p style="text-align: center;">Chapter 15 Commercial</p> <p>Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)</p> <p>15.2.4.6 Policy – Strategic Infrastructure</p> <p>15.4.1.1 P21 and 15.4.1.5 NC1₂ – Town Centre Zone - Residential activity within 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u></p> <p>15.5.1.1 P21 and 15.5.1.5 NC2 – Local Centre Zone - Residential activities within 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u></p> <p>15.6.1.1 P19 – Neighbourhood Centre Zone - Residential activities within 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u></p> <p>15.6.1.5 NC2 - Neighbourhood Centre Zone - Sensitive activities within the 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u></p> <p><u>15.9.1.1 P10 - Commercial Office Zone - Preschool outside of the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area</u></p>	
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				<p><u>15.9.1.5 NC2 - Commercial Office Zone - Sensitive activities within the 50 dB L_{dn} Air Noise Contour or the Airport Noise Influence Area</u></p> <p>15.10.1.1 P27 and 15.10.1.5 NCI- Mixed Use Zone - Residential activities - Internal bedroom noise reduction, <u>and Residential activities within 50 dB L_{dn} Air Noise Contour or the Airport Noise Influence Area.</u></p>
859.7	Ministry of Housing and Urban Development	PC14	Oppose	That the following qualifying matters are deleted and the appropriate underlying zoning is applied: a. Low Public Transport Accessibility Qualifying Matter. b. Sunlight Access. Airport Noise Contours. Key Transport Corridors – City Spine.
875.1	Philippa Rutledge	PC14	Support	The Sunlight Access recession planes be designed to ensure Christchurch residents living in climate zone 5, during the winter months receive equivalent solar energy to those living in climate zone 1.
875.2	Philippa Rutledge	PC14	Seek Amendment	In [the Medium Density Residential Zone] qualifying matters – include stormwater infrastructure that has not been upgraded within the last 20 years. The plan change is subject to Part 2 in the usual way, and as such the health and well-being of people in s5 should not be diminished as a result of stormwater discharges.
877.4	Otautahi Community Housing Trust	PC14	Seek Amendment	Amend the provisions to remove / delete the mapped Hazard Management Areas from within the District Plan. Instead, these natural hazard overlays should be based on non-statutory map layers in the City Council’s Interactive Viewer that sits outside the District Plan. Not included in the Proposed Plan and Variation.
877.5	Otautahi Community Housing Trust	PC14	Seek Amendment	Reduce the Tsunami Management Area to a 1:100 year hazard.
877.6	Otautahi Community Housing Trust	PC14	Seek Amendment	Delete the Residential Heritage Area qualifying matter and any proposed provisions.
877.9	Otautahi Community Housing Trust	PC14	Seek Amendment	Delete all new or extended character areas as qualifying matters. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1.

				Delete all new built form standards for character areas. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.
877.13	Otautahi Community Housing Trust	PC14	Seek Amendment	Delete the Key Transport Corridors – City Spine Qualifying Matter and all associated provisions.
878.6	Transpower New Zealand Limited	PC14	Support	Retain the introductory text in 6.1A.1 as notified.
880.2	Cathedral City Development Ltd	PC14	Oppose	Delete the notified PC14 LPTA QM and all related provisions.
884.5	Troy Lange	PC14	Oppose	Delete the LPTA QM, in particular as it applies to areas in north west Christchurch
884.6	Troy Lange	PC14	Seek Amendment	Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn CIAL airport noise contour.
885.6	Peter Dyhrberg	PC14	Support	[Retain Residential Heritage Areas and Heritage Area Interface]
886.1	Helen Broughton	PC14	Seek Amendment	Supports the Riccarton Bush Interface Area as a qualifying matter, but considers a greater area should be included.
887.4	Jane Harrow	PC14	Seek Amendment	Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn airport noise contour , such a contour to be based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected fleet mix. The contour should be based on an assessment of the annual average noise, as opposed to the current contour which is based on the 3 busiest months of commercial aircraft movements.
887.5	Jane Harrow	PC14	Seek Amendment	Delete the LPTA QM, in particular as it applies to areas in north west Christchurch.
897.1	Evelyn Lalahi	PC14	Seek Amendment	[Modify recession planes to ensure sufficient sunlight and passive heating for neighbouring properties when 2-3 storeys developed next door] Many of those affected are senior citizens and young families.
902.3	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Not Stated	[Suggested new Qualifying Matter]: [That Council consider whether] the effects of the major earthquake sequence suffered by Christchurch in 2010-11 should be regarded a qualifying matter for the whole city. In the event that earthquake susceptibility of the whole city is not accepted as a qualifying matter, the Board considers that at least the most susceptible TC3 land should be a qualifying matter

902.7	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[That the threshold for qualifying matters be lowered to enable] recognition of a range of other matters that render areas of the city unsuitable for the type of intensification proposed. These matters include land stability and the height of the water table in some areas, as well as the capacity of infrastructure such as roading to cope with additional development.
902.20	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[That] an additional “qualifying matter” [is] introduced [requiring] significant distance between Town Centres.
902.25	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Support	[Retain Residential Industrial Interface Qualifying Matter]: [That] there is a strong constraint on residential height and a wide buffer provided between residential areas and any industrial development.
918.6	Geoff Banks	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
918.9	Geoff Banks	PC14	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council maintain this qualifying matter.
1049.6	Dylan Lange	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
1049.9	Dylan Lange	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

6 - General Rules and Procedures > 6.3 - Outdoor Lighting

Original Submission No	Submitter	Plan Change	Position	Decision Requested
855.20	Lendlease Limited	PC14	Support	Retain Chapter 6.3 as notified.

6 - General Rules and Procedures > 6.4 - Temporary Earthquake Recovery Activities > 6.4.3 - Rules - Displaced activities, storage facilities and construction depots > 6.4.3.2 - Rules - Displaced activities and storage facilities in Group 1 Zones > 6.4.3.2.1 - Activity status tables > 6.4.3.2.1.1 - Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.1	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

6 - General Rules and Procedures > 6.4 - Temporary Earthquake Recovery Activities > 6.4.3 - Rules - Displaced activities, storage facilities and construction depots > 6.4.3.3 - Rules - Displaced activities, storage facilities and construction depots in Group 2 Zones > 6.4.3.3.1 - Activity status tables > 6.4.3.3.1.1 - Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.2	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

6 - General Rules and Procedures > 6.4 - Temporary Earthquake Recovery Activities > 6.4.5 - Rules - Workers' Temporary Accommodation > 6.4.5.2 - Activity Status Tables > 6.4.5.2.1 - Permitted Activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.3	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

6 - General Rules and Procedures > 6.4 - Temporary Earthquake Recovery Activities > 6.4.5 - Rules - Workers' Temporary Accommodation > 6.4.5.2 - Activity Status Tables > 6.4.5.2.2 - Controlled Activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.4	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

6 - General Rules and Procedures > 6.4 - Temporary Earthquake Recovery Activities > 6.4.5 - Rules - Workers' Temporary Accommodation > 6.4.5.2 - Activity Status Tables > 6.4.5.2.3 - Restricted Discretionary Activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.5	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

6 - General Rules and Procedures > 6.5 - Scheduled Activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
212.5	The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)	PC14	Support	Retain as notified (Entire Sub-Chapter 6.5)

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
344.8	Luke Baker-Garters	PC14	Oppose	Removal of all central city maximum building height overlays.

685.26	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[Amend Standard column] - Increase the maximum heights in clause 6.5.4.2.1 to match the surrounding zone.
720.4	Mitchell Coll	PC14	Seek Amendment	Seeks that the maximum building heights for scheduled activities in clause 6.5.4.2.1 be consistent with surrounding zones.
762.14	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[T]hat building heights of community-based facilities should be able to be constructed to at least the same height and restrictions as the immediate surround building zoning [submitter refers to building heights standards in Medium Residential Density Zones per 14.5.2.3 a.i.a]

6 - General Rules and Procedures > 6.6 - Water Body Setbacks > 6.6.4 - Rules - Activity status tables - City and Settlement Water Body Setbacks

Original Submission No	Submitter	Plan Change	Position	Decision Requested
196.2	Brian Gillman	PC14	Support	Retain waterbody setbacks [provisions] as a qualifying matter
834.31	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	6.6.4 City and Settlement Water Body Setbacks 6.6.4.1-6.6.4.4 Activities within waterbody setbacks Remove ‘Environmental Asset Waterways’ and ‘Network Waterways’ as a qualifying matter, unless a site by site assessment has been undertaken that demonstrates why development that is otherwise permitted under MDRS is inappropriate.
914.27	Davie Lovell-Smith Ltd	PC14	Support	Supports the waterbody setbacks, which are not changing as part of PC14.

6 - General Rules and Procedures > 6.6 - Water Body Setbacks > 6.6.5 - Rules - Activity status tables - Rural Water Body Setbacks

Original Submission No	Submitter	Plan Change	Position	Decision Requested
914.28	Davie Lovell-Smith Ltd	PC14	Support	Supports the waterbody setbacks, which are not changing as part of PC14.

6 - General Rules and Procedures > 6.6 - Water Body Setbacks > 6.6.6 - Rules - Activity status tables - Natural Area Water Body Setbacks

Original Submission No	Submitter	Plan Change	Position	Decision Requested
914.29	Davie Lovell-Smith Ltd	PC14	Support	Supports the waterbody setbacks, which are not changing as part of PC14.

6 - General Rules and Procedures > 6.8 - Signs

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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855.21	Lendlease Limited	PC14	Seek Amendment	
1048.16	Cameron Matthews	PC14	Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas, including, but not limited to, [clause] 6.8.5.1(a)(v) [matter of discretion for signs and ancillary support structures].

[6 - General Rules and Procedures > 6.8 - Signs > 6.8.4 - Rules > 6.8.4.1 - Activity status tables > 6.8.4.1.1 - Permitted activities](#)

Original Submission No	Submitter	Plan Change	Position	Decision Requested
855.22	Lendlease Limited	PC14	Seek Amendment	Amend the table contained in 6.8.4.1.1 to include reference to "Metropolitan Centre"

[6 - General Rules and Procedures > 6.8 - Signs > 6.8.4 - Rules > 6.8.4.1 - Activity status tables > 6.8.4.1.4 - Discretionary activities](#)

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.22	Christchurch City Council	PC14	Seek Amendment	[Amend D1 to delete text]: "The following signs in all zones, excluding all Industrial, Specific Purpose Airport, and Commercial zones Commercial zones (except Commercial Banks Peninsula), and other than signs provided for in Rule 6.8.4.1.1 P11 or P15, Rule 6.8.4.1.3 RD2, RD3 or RD5, or Rule 6.8.4.1.5 NC1: ..."

[6 - General Rules and Procedures > 6.8 - Signs > 6.8.4 - Rules > 6.8.4.2 - Built form standards > 6.8.4.2.4 - Signs attached to buildings](#)

Original Submission No	Submitter	Plan Change	Position	Decision Requested
855.23	Lendlease Limited	PC14	Seek Amendment	Amend the table contained in 6.8.4.2.4 to include reference to "Metropolitan Centre".

[6 - General Rules and Procedures > 6.8 - Signs > 6.8.4 - Rules > 6.8.4.2 - Built form standards > 6.8.4.2.6 - Free-standing signs](#)

Original Submission No	Submitter	Plan Change	Position	Decision Requested
855.24	Lendlease Limited	PC14	Seek Amendment	Amend the table contained in 6.8.4.2.6 to include reference to "Metropolitan Centre".

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
45.4	Kelvin Lynn	PC14	Seek Amendment	To deal with this [tree canopy loss and climate crisis] we need more rather than fewer trees. Consideration needs to be given to the provision of pocket parks in the HDR areas.
117.4	Ian Tinkler	PC14	Support	Clarify how often developers remove existing trees and then apply for new buildings. Clarify methods to ensure that the canopy is maintained after the development of the dwelling. Clarity how will Christchurch residents be assured that the canopy is being grown to offset the lack of canopy by developers?
145.15	Te Mana Ora/Community and Public Health	PC14	Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.
180.6	Josiah Beach	PC14	Support	[F]ully support[s] the proposed tree canopy requirement mechanism
188.20	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	1. [Stronger] Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14. 2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.
233.1	Paul Clark	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

242.18	Property Council New Zealand	PC14	Support	Support the proposal for financial contributions for tree canopy which would see anyone wanting to develop land that does not retain 20 per cent tree canopy cover on a site charged a financial contribution. The fee will be used to plant trees on Council-owned land.
251.2	Daniel McMullan	PC14	Seek Amendment	Request the Council encourage more native planting (through appropriate planning methods) between the Port Hills/Banks Peninsula and the central city (i.e., a native tree corridor).
254.5	Emma Besley	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
254.9	Emma Besley	PC14	Seek Amendment	Concern that the 'or the payment of financial contributions in lieu of planting' will essentially mean 'pay a fine so we don't have to plant trees', and that 'as close to the development site as practicable' may in effect lead to areas of intensification without tree cover nearby as it is not 'practicable' and ask this be strictly enforced.
260.5	Scentre (New Zealand) Limited	PC14	Oppose	[Regarding the insertion of a new Sub-chapter 6.10A] Oppose the imposition of additional financial contributions for the development of commercial zone land in greenfield/brownfield locations resulting in one or more buildings and / or impervious surfaces that do not retain or plant 10 percent tree canopy cover. This provision should be removed.
260.6	Scentre (New Zealand) Limited	PC14	Seek Amendment	[Regarding the insertion of a new Sub-chapter 6.10A] Amend the sub-chapter to include a financial contributions credit for sites that achieve tree coverage that goes above and beyond the 10% limit.
260.7	Scentre (New Zealand) Limited	PC14	Seek Amendment	[Regarding the insertion of a new Sub-chapter 6.10A] Seek amendment to [e]nsure that the unit of measurement of "tree canopy coverage" takes into account green / living walls and roofs
261.1	Maia Gerard	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
262.1	Alfred Lang	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
263.1	Harley Peddie	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
264.1	Aaron Tily	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

265.1	John Bryant	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
266.1	Alex Hobson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
267.1	Justin Muirhead	PC14	Support	The council retains the tree canopy requirement and contributions plan.
268.1	Clare Marshall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
269.1	Yvonne Gilmore	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
270.1	Rob Harris	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
273.1	Ian Chesterman	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
274.1	Robert Fleming	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
314.3	Graham Townsend	PC14	Support	[Retain proposed financial contributions]
342.1	Adrien Taylor	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
345.1	Monique Knaggs	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.
346.1	George Laxton	PC14	Support	[Seek] that the council retains the tree canopy requirement and contributions plan.
347.1	Elena Sharkova	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.
350.1	Felix Harper	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
352.3	Janice Lavelle	PC14	Not Stated	Oppose the ability to pay a financial contribution in lieu of the retention/planting of trees.
357.5	Alexandra Free	PC14	Support	[Retain proposed financial contributions]
361.1	James Gardner	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
362.1	Cynthia Roberts	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
363.1	Peter Galbraith	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

365.1	Andrew Douglas-Clifford	PC14	Support	[S]eek[s]that the council retains the tree canopy requirement and contributionsplan.
366.1	Olivia Doyle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
371.1	Nkau Ferguson-spence	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
372.1	Julia Tokumaru	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
374.1	Michael Redepenning	PC14	Support	[S]eek[s]that the council retains the tree canopy requirement and contributionsplan.
375.1	Aidan Ponsonby	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
379.1	Indiana De Boo	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
384.1	Christopher Seay	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
387.1	Christopher Henderson	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
389.12	Emma Coumbe	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
391.1	Ezra Holder	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
392.1	Ella McFarlane	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
393.1	Sarah Laxton	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
394.1	Lesley Kettle	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
395.1	Emily Lane	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
411.3	Ruth Parker	PC14	Support	Supports tree canopy cover provisions in that they promote the positive effects of trees
437.7	David Allan	PC14	Seek Amendment	[Support the] preservation of tree canopies
443.1	Summerset Group Holdings Limited	PC14	Seek Amendment	Amend all tree canopy provisions as they apply toresidential zones within Christchurch City tospecifically exclude retirement villages.

443.14	Summerset Group Holdings Limited	PC14	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]
470.4	Dew & Associates (Academic Publishers)	PC14	Support	I recommend CCC impose an obligation on developers to either retain trees and similar oxygenators or provide them as part of the build permit. AND prosper all land-owners or users to institute a planting or shrub placement regime . Consider offering once in a lifetime at the time of taking up land or building ownership a one-off per site one-month-rate-holiday to an appropriate recipient.
503.12	Jamie Lang	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.
506.1	Alex McMahan	PC14	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. I seek that the council retains the tree canopy requirement and contributions plan.
510.7	Ewan McLennan	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
512.7	Harrison McEvoy	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
513.1	Tales Azevedo Alves	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
514.1	Ann Vanschevensteen	PC14	Support	The council retains the tree canopy requirement and contributions plan.
515.1	Zachary Freiberg	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.
516.1	Jessica Nimmo	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
517.1	Alex McNeill	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
518.1	Sarah Meikle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
520.1	Amelie Harris	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.
521.1	Thomas Garner	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.
522.1	Lisa Smailes	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.
524.1	Daniel Tredinnick	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
525.1	Gideon Hodge	PC14	Support	S]eek[s] that the council retains the tree canopy requirement and contributions plan.
526.1	Philippa Wadsworth	PC14	Support	S]eek[s] that the council retains the tree canopy requirement and contributions plan.

527.1	Kaden Adlington	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan
529.1	Daniel Carter	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
532.1	Albert Nisbet	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
533.1	Frederick Markwell	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
534.1	Donna Barber	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
536.1	Hannah Blair	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
537.1	Matt Johnston	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
538.1	Barnaba Auia	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
539.1	Lucy Hayes	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
540.1	Ben Close	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
541.1	Amelia Hamlin	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
542.1	Ben Helliwell	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
544.1	David Davidson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
545.1	James Hoare	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
546.1	Benjamin Maher	PC14	Support	[S]eeks that the council retains the tree canopy requirement and contributions plan.
547.1	Amanda Ng	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
548.1	Ethan Gullery	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan..
549.1	Tineek Corin	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.

550.1	Sam Mills	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
551.1	Henry Seed	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
552.1	David Moore	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
553.1	Josh Flores	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
554.1	Fraser Beckwith	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
555.1	James Cunniffe	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
557.1	Peter Beswick	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
558.1	Jan-Yves Ruzicka	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
559.1	Mitchell Tobin	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
560.1	Reece Pomeroy	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
562.1	Rob McNeur	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
563.1	Peter Cross	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
565.1	Angela Nathan	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
566.2	Bruce Chen	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

567.1	Mark Mayo	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
568.1	Hazel Shanks	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
569.1	Marcus Devine	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
570.1	Christine Albertson	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
571.1	James Harwood	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
572.1	Yu Kai Lim	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
573.1	Jeff Louttit	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
574.1	Henry Bersani	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
575.1	Jeremy Ditzel	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
576.1	Juliette Sargeant	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
577.2	James Robinson	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
578.1	Jamie Dawson	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
580.10	Darin Cusack	PC14	Support	[Retain] protections for trees, and incentives for planting more trees
586.1	Joe Clowes	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
587.1	Ciaran Mee	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
588.3	David Lee	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
589.1	Krystal Boland	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
590.1	Todd Hartshorn	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
591.1	Helen Jacka	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.

594.2	Hao Ning Tan	PC14	Support	Seeks that the Council retains the tree canopy requirement and contributions plan
595.1	Logan Sanko	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
596.1	Hayley Woods	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
597.1	Karl Moffatt-Vallance	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
598.1	Caleb Sixtus	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
600.1	Maggie Lawson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
601.1	Jack Hobern	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
602.1	Devanh Patel	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
603.1	Evan Ross	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
604.1	Daniel Morris	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
605.1	Benjamin Wilton	PC14	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
606.1	Alanna Reid	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
607.1	Mathew Cairns	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
608.1	Denisa Dumitrescu	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
609.1	Morgan Patterson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
610.1	Alexia Katisipis	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
611.1	Ailbhe Redmile	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
612.1	Hamish McLeod	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

613.1	Noah Simmonds	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
614.1	Matthew Coulthurst	PC14	Support	[S]ee[s]k that the council retains the tree canopy requirement and contributions plan.
615.1	Analijia Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.
616.1	Elizabeth Oquist	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
617.1	Tegan Mays	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
618.1	Lance Woods	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
619.1	Oscar Templeton	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
620.1	Izak Dobbs	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
621.1	Loren Kennedy	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
622.1	Ella Herriot	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
623.1	Peter Dobbs	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.
624.1	Daniel Scott	PC14	Support	[Support] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.
628.1	Tom Crawford	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
631.1	Matt Pont	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
632.1	Aimee Harper	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
633.1	James Dunne	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
634.1	Georgia Palmer	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

635.1	Suzi Chisholm	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
637.1	James Ballantine	PC14	Support	[Seeks to retain] the tree canopy cover and financial contributions provisions as notified.
638.12	Central Riccarton Residents' Association Inc	PC14	Seek Amendment	[Strengthen tree canopy cover requirements]
640.1	Steven Watson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
641.1	Andrew Treadwell	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.
642.1	Sophie Harre	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
643.1	Keegan Phipps	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
644.2	Fay Brorens	PC14	Support	[Seeks protection of tree canopy and natural spaces]
645.1	Laura McGill	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
646.1	Archie Manur	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
648.1	Brennan Hawkins	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
649.1	Peter Stanger	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
650.1	Charlie Lane	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
651.1	Jess Green	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
652.1	Declan Cruickshank	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
654.2	Wendy Fergusson	PC14	Seek Amendment	Strengthen the requirements for trees
656.1	Francesca Teague-Wytenburg	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.
659.1	Lucy Wingrove	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.

660.2	Bray Cooke	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
670.4	Mary-Louise Hoskins	PC14	Seek Amendment	[Seeks] that the financial contributions are significant [to ensure developers do not ride roughshot over it].
686.5	Robyn Thomson	PC14	Oppose	Does not support financial contributions
686.7	Robyn Thomson	PC14	Support	[Seeks] prescribed minimum green space and tree canopy, but [considers] it is not sufficient to achieve anything meaningful to local residents. [Further seeks retention of existing tree canopy]
701.10	Ian McChesney	PC14	Seek Amendment	The proposal should increase minimum protection of green space and canopy cover. There should be no 'buying out' provision.
713.1	Girish Ramlugun	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
714.1	Russell Stewart	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
715.1	Sara Campbell	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
717.1	Jonty Coulson	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
718.1	Gareth Holler	PC14	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
719.1	Andrew Cockburn	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
722.1	Nick Leslie	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
724.1	Alan Murphy	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
727.8	Birdie Young	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
733.2	Michael Hall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

738.1	Pim Van Duin	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
740.1	Woolworths	PC14	Oppose	Delete Chapter 6.10A in its entirety, and associated Plan provisions (including but not limited to):- 8.3, 8.5.1 and 8.7.12;- HDZ Rule 14.6.2.7 / 14.6.1.3 (RD13), and- MDZ Rule 14.5.2.2 / 14.5.1.3 (RD24
741.2	Lower Cashmere Residents Association	PC14	Seek Amendment	[That the removal] of mature trees [is] not allowed
745.3	Richmond Residents and Business Association (We are Richmond)	PC14	Support	[Retain provisions to protect loss of trees and vegetation]
752.1	Amanda Smithies	PC14	Support	support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
753.1	Piripi Baker	PC14	Support	[Support] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
754.1	Alex Shaw	PC14	Support	Supports the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
762.3	New Zealand Institute of Architects Canterbury Branch	PC14	Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions.
762.7	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[Implement] additional incentives such as rate rebates to increase canopy coverage to areas that lack this amenity currently.
778.7	Mary O'Connor	PC14	Support	Fully support increasing the tree canopy.
783.1	Roman Shmakov	PC14	Support	[S]eek[s] that the Christchurch City Council retains the tree canopy cover and financial contribution policy outlined in Chapter 6.10A.
788.4	Marc Duff	PC14	Seek Amendment	Hornby should be exempt from the Tree Levy and Developers should be made to ensure density developments have a 20% tree canopy cover.
793.1	Fiona Bennetts	PC14	Support	[Retain protections for tree canopy]
808.1	Josh Garmonsway	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
823.41	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all of the financial contributions draft provisions in their entirety.
826.4	LMM Investments 2012 Limited	PC14	Oppose	The proposed financial contributions policy should be deleted in its entirety.

832.1	Finn Jackson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
837.1	Sylvia Maclaren	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
839.1	Jacinta O'Reilly	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
840.1	Rosa Shaw	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
841.1	Jess Gaisford	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
843.1	Allan Taunt	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
844.1	Hayden Smythe	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
846.3	Lauren Bonner	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
847.1	Will Struthers	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
851.10	Robert Leonard Broughton	PC14	Support	<p>Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14.</p> <p>Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.</p>
853.4	Lyttelton Port Company Limited	PC14	Not Stated	Ensure LPC's facilities remain exempt from requirements.
874.17	Daresbury Ltd	PC14	Oppose	[S]eeks to [d]elete all of the financial contributions draft provisions in their entirety.
877.16	Otautahi Community Housing Trust	PC14	Oppose	Delete Section 6.10A and all associated provisions.
881.1	Red Spur Ltd	PC14	Oppose	[T]he Submitter opposes the tree canopy cover provisions in their entirety.
881.2	Red Spur Ltd	PC14	Support	[S]upports the exclusion of Redmund Spur from the Operative Christchurch District Plan and PC14 definitions of greenfield and brownfield areas, which by definition exclude Redmund Spur and are referenced in 6.10A.2.1.1 Policy – Contribution to tree canopy cover and 6.10A.4.1.1 Permitted activities P2
881.3	Red Spur Ltd	PC14	Seek Amendment	[S]eeks that] an alternative, more workable approach [to this provision] should include the option of providing tree canopy off site, but within the wider subdivision area or elsewhere.

882.2	Latimer Community Housing Trust	PC14	Seek Amendment	Request the introduction of inclusionary Housing Plan which lists within the District Plan along the lines of the Queenstown Lakes Council, requir[ing] developers of new residential housing in the area to make a financial contribution to a fund to be used to provide affordable housing. We support the submission of Te Whare Roimata Trust [#105] and its recommendations.
896.3	Claire Coveney	PC14	Support	Supports the retention of established trees in low density and medium density zones.
900.5	Summit Road Society	PC14	Seek Amendment	Supports the proposal to use the Financial Contribution process to ensure a tree canopy cover however would like to see it increased from 20% to 25%. Would like to see prioritisation of native plantings wherever possible.
900.6	Summit Road Society	PC14	Seek Amendment	The Financial Contribution to include [provision for] riparian planting along waterways including small creeks.
902.10	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[That policies and rules in 6.10A require] financial contributions regarding trees [to] be used in the ward that the development occurs in.
908.2	Christchurch Civic Trust	PC14	Support	[S]upports the Parliamentary Commissioner for the Environment's observations and recommendations regarding the importance of greenspace and trees, both public and private, given their relevance also for Christchurch and in particular PC14.
918.1	Geoff Banks	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
1049.1	Dylan Lange	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
1087.1	Claire Coveney	PC14	Oppose	Opposes the Tree Canopy Cover and Financial Contribution provisions.

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 > 6.10.4.1 - 6.10A.1 Introduction

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.48	Carter Group Limited	PC14	Oppose	Oppose 6.10A.1 and delete all of the financial contributions draft provisions in their entirety.
814.49	Carter Group Limited	PC14	Oppose	Oppose 6.10A.1. Seeks that all of the provisions regarding financial contributions are deleted.
814.50	Carter Group Limited	PC14	Oppose	Oppose 6.10A.1(c). Seek that it is deleted.

814.51	Carter Group Limited	PC14	Oppose	Oppose 6.10A.1(d). Seek that it be deleted.
823.42	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all of the financial contributions draft provisions in their entirety.
823.43	The Catholic Diocese of Christchurch	PC14	Oppose	6.10A.1c - Delete all of the financial contributions draft provisions in their entirety.
823.44	The Catholic Diocese of Christchurch	PC14	Oppose	6.10A.1d - Delete all of the financial contributions draft provisions in their entirety.
874.18	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.
874.19	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.
874.20	Daresbury Ltd	PC14	Oppose	[Regarding 6.10A.1d] [Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.
914.21	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Enable through the rules, the ability foroffsetting to occur. For example, if the tree canopy cover exceeds the permittedrequirements within the road reserve then the area required to be planted within theresidential lots are reduced.

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 > 6.10.4.2 - 6.10A.2 Objectives and Policies

Original Submission No	Submitter	Plan Change	Position	Decision Requested
154.3	Ōpāwaho Heathcote River Network (OHRN)	PC14	Seek Amendment	<i>[Re: Policy Outcomes]</i> Rules should seek to maximise tree canopy coverage within intensive housing including incentives to retain mature trees and/or penalties for removal of mature trees.
154.5	Ōpāwaho Heathcote River Network (OHRN)	PC14	Seek Amendment	<i>[Re: Policy Outcomes]</i> Rules should seek to encourage or require community-level planning in areas of high intensification.
790.3	Jade McFarlane	PC14	Seek Amendment	PC14 is too limited in scope to create the level of change desired in the Urban Forest Plan. Initiatives for tree canopy planting in Existing Development areas need to be explored and implemented in order to achieve the goals of the Urban Forest Plan.

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 > 6.10.4.2 - 6.10A.2 Objectives and Policies > 6.10.4.2.1 - 6.10A.2.1 Objective – Urban tree canopy cover

Original Submission No	Submitter	Plan Change	Position	Decision Requested
61.65	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Include commercial/industrial sites in Objective 6.10A.2.1
237.50	Marjorie Manthei	PC14	Seek Amendment	Apply [6.10A provisions] to commercial/industrial [zones] too.
625.1	Pamela-Jayne Cooper	PC14	Seek Amendment	Amend Policy 6.10A.2.1.1 to maintain the existing tree canopy cover if it is over 20%, new builds should achieve 30% canopy cover and seeks no removal of existing mature trees.
814.52	Carter Group Limited	PC14	Oppose	Oppose 6.10A.2.1. Seek that it be deleted.
823.45	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all of the financial contributions draft provisions in their entirety.
874.21	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.

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 > 6.10.4.2 - 6.10A.2 Objectives and Policies > 6.10.4.2.1 - 6.10A.2.1 Objective – Urban tree canopy cover > 6.10.4.2.1.1 - 6.10A.2.1.1 Policy – Contribution to tree canopy cover

Original Submission No	Submitter	Plan Change	Position	Decision Requested
61.32	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Amend Policy 6.10A.2.1.1 by increasing the minimum tree canopy cover from 20% to 25%.
61.66	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Include commercial/industrial sites in Policy 6.10A.2.1.1
237.51	Marjorie Manthei	PC14	Seek Amendment	Increase cover in (i) to 25%
814.53	Carter Group Limited	PC14	Oppose	Oppose Policy 6.10A.2.1.1. Seek that it be deleted.
823.46	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all of the financial contributions draft provisions in their entirety.
874.22	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.

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 > 6.10.4.2 - 6.10A.2 Objectives and Policies > 6.10.4.2.1 - 6.10A.2.1 Objective – Urban tree canopy cover > 6.10.4.2.1.2 - 6.10A.2.1.2 Policy – The cost of providing tree canopy cover and financial contributions

Original Submission No	Submitter	Plan Change	Position	Decision Requested
61.23	Victoria Neighbourhood Association (VNA)	PC14	Support	[Retain] as written, Policies 6.10A.2.1.2 and 2.1.3, Standard 6.10A.4.2.2 (Financial Contributions).
61.29	Victoria Neighbourhood Association (VNA)	PC14	Support	Supports Policy 6.10A.2.1.2.
237.52	Marjorie Manthei	PC14	Support	[Retain 6.10A.2.1.2]
790.2	Jade McFarlane	PC14	Seek Amendment	Council must attempt to plant trees using this money in the immediate vicinity of the new development (within 50m).
814.54	Carter Group Limited	PC14	Oppose	Oppose Policy 6.10A.2.1.2. Seek that it be deleted.
823.47	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all of the financial contributions draft provisions in their entirety.
874.23	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.

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 > 6.10.4.2 - 6.10A.2 Objectives and Policies > 6.10.4.2.1 - 6.10A.2.1 Objective – Urban tree canopy cover > 6.10.4.2.1.3 - 6.10A.2.1.3 Policy – Tree health and infrastructure

Original Submission No	Submitter	Plan Change	Position	Decision Requested
61.30	Victoria Neighbourhood Association (VNA)	PC14	Support	Supports Policy 6.10A.2.1.3.
237.53	Marjorie Manthei	PC14	Support	[Retain 6.10A.2.1.3]
814.55	Carter Group Limited	PC14	Oppose	Oppose Policy 6.10A.2.1.3. Seek that it be deleted.
823.48	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all of the financial contributions draft provisions in their entirety.
874.24	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.
878.7	Transpower New Zealand Limited	PC14	Seek Amendment	Amend Policy 6.10A.2.1.3 as follows: “a. Ensure that trees on a development site are planted in a position appropriate to the tree type and in sufficient soil volume, width and depth to maximise the tree’s

healthy growth while minimising future nuisance effects **and avoiding adverse effects on strategic infrastructure. ...”**

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 > 6.10.4.3 - 6.10A.3 How to interpret and apply the rules

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.56	Carter Group Limited	PC14	Oppose	Oppose 6.10A.3. Seek that it be deleted.
823.49	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all of the financial contributions draft provisions in their entirety.
874.25	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.
914.20	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Amend 6.10A.3(c) Increase the species of street trees to takeinto account the different groundwatercharacteristics of the site

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 > 6.10.4.4 - 6.10A.4 Rules – Tree canopy cover and financial contributions

Original Submission No	Submitter	Plan Change	Position	Decision Requested
72.1	Rosemary Neave	PC14	Support	Retain the Tree Canopy Cover rules and Financial Contributions.
112.7	Nikki Smetham	PC14	Seek Amendment	Seek a reduced tree canopy coverage, based on 10 years growth (a common measure for tree size), which is more likely to be achieved and maintained at this scale.
112.14	Nikki Smetham	PC14	Support	Support the proposed standards: <ul style="list-style-type: none"> • A minimum 20% tree canopy at maturity for residential subdivision and/ or development in residential zones • A 15% tree canopy at maturity for roads reserves vested with CCC • Payment of financial contributions to CCC where the above (either in full or part) are not met.

146.4	Julie Kidd	PC14	Support	[S]upport[s] as much being done as possible to maintain tree canopy cover.
154.4	Ōpāwaho Heathcote River Network (OHRN)	PC14	Seek Amendment	Rules should seek to maximise tree canopy coverage within intensive housing including incentives to retain mature trees and/or penalties for removal of mature trees.
154.6	Ōpāwaho Heathcote River Network (OHRN)	PC14	Seek Amendment	Rules should seek to encourage or require community-level planning in areas of high intensification.
271.1	Pippa Marshall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
288.2	Waipapa Papanui-Innes-Central Community Board	PC14	Support	[S]eeks the advancement of the signalled Qualifying Matters and mechanisms protecting tree canopy.
364.1	John Reily	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
370.1	Simon Fitchett	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan
373.1	Mark Stringer	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan
415.4	Blake Thomas	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan
416.1	Anake Goodall	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
431.5	Sonia Bell	PC14	Seek Amendment	[Concerned with potential for flooding due to provision of trees]
505.1	Jarred Bowden	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
519.1	James Carr	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek that the council retains the tree canopy requirement and contributions plan.
523.1	Adam Currie	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.

528.1	Kelsey Clousgon	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
531.1	Claire Cox	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
639.1	Rory Evans Fee	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
655.1	Daymian Johnson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
658.1	Ben Thorpe	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
661.1	Edward Parkes	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
662.1	Bryce Harwood	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.
721.1	Ethan Pasco	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.
798.7	Wolfbrook	PC14	Oppose	delete the financial contribution provisions, which mayrequire up to 40% landscaping on a site in conflict with the MDRS and the RMA
804.10	Waihoru Spreydon-Cashmere-Heathcote Community Board	PC14	Support	[S]upports the inclusion of financialcontributions for the replacement or new planting of trees, and would like tosee the planting happen in the local areas where the intensificationdevelopment is taking place.
814.57	Carter Group Limited	PC14	Oppose	Oppose the rules in 6.10A.4. Seek that these be deleted.
814.58	Carter Group Limited	PC14	Oppose	Oppose 6.10A.4(a). Seek that it be deleted.
823.50	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all of the financial contributions draft provisions in their entirety.
823.51	The Catholic Diocese of Christchurch	PC14	Support	6.10A.4(a) - Delete all of the financial contributions draft provisions in their entirety.
835.8	Historic Places Canterbury	PC14	Support	The submitter supports the proposal to require financialcontributions to allow mitigating planting on council owned land where the required tree-canopycover, through either retention of existing trees or new planting, has not been met.

874.26	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.
902.11	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Support	[Retain the proposed requirement for] financial contributions being paid where the developeris unwilling or unable to plant trees. [Retain] the aim of 20% minimum tree coverage.

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 > 6.10.4.4 - 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10.4.4.1 - 6.10A.4.1 Activity status tables

Original Submission No	Submitter	Plan Change	Position	Decision Requested
790.4	Jade McFarlane	PC14	Seek Amendment	Implement a minimum tree canopy cover of 15% for new builds, while retaining 20% as an overall percentage. Incentivising alternatives such as green roofs and bioswales to make up the remaining 5%.
814.59	Carter Group Limited	PC14	Oppose	Oppose 6.10A.4.1. Seek that these rules be deleted.
874.27	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.

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 > 6.10.4.4 - 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10.4.4.1 - 6.10A.4.1 Activity status tables > 6.10.4.4.1.1 - 6.10A.4.1.1 Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
30.2	Doug Latham	PC14	Seek Amendment	Amend Rule 6.10A.4.1.1 Tree canopy cover so that the 20% minimum threshold for canopy cover is reduced to 10%.
30.3	Doug Latham	PC14	Seek Amendment	Amend Rule 6.10A.4.1.1 Tree canopy cover to avoid applying the rule to single dwellings, it should only apply to multi-unit [developments].
33.1	Joanne Knudsen	PC14	Seek Amendment	Amend Rule 6.10A.4.1.1 so that at least 25% tree canopy is provided for new developments.

61.19	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Retain the tree canopy requirement and contributions plan but increase the minimum tree canopy cover from 20% to 25% (6.10A.4.1.1).
61.33	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Amend 6.10A.4.1.1 by increasing the minimum tree canopy cover from 20% to 25%.
61.67	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Include commercial/industrial sites in Standard 6.10A.4.1.1
205.25	Addington Neighbourhood Association	PC14	Support	That developers are prevented from clearing every tree on a site before they apply for a building consent.
237.54	Marjorie Manthei	PC14	Seek Amendment	[For P1 and P2], Clarify that provisions apply everywhere in Christchurch, including the Central City and Hight Density Residential Zones/Precincts
728.9	Sutherlands Estates Limited	PC14	Seek Amendment	Rule 6.10A.4.1.1 P2 Amend the rule so that only the 15% street tree canopy requirement is applicable to a vacant lot greenfield subdivision. Delete Activity specific standards – Tree canopy cover clause (a) and (b), and amend clause (d) to only refer to the 15% road corridor cover
819.6	Benrogan Estates Ltd	PC14	Seek Amendment	Amend the rule so that only the 15% street tree canopy requirement is applicable to a vacant lot greenfield subdivision. Delete Activity specific standards – Tree canopy cover clause (a) and (b), an amend clause (d) to only refer to the 15% road corridor cover.
820.9	Knights Stream Estates Ltd	PC14	Seek Amendment	Amend the rule so that only the 15% street tree canopy requirement is applicable to a vacant lot greenfield subdivision. Delete Activity specific standards – Tree canopy cover clause (a) and (b), an amend clause (d) to only refer to the 15% road corridor cover.
823.52	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all of the financial contributions draft provisions in their entirety.
878.8	Transpower New Zealand Limited	PC14	Seek Amendment	Amend 6.10A.4.1.1 P1 and P2 to include an advice note as follows: “Advice Note: Vegetation to be planted around the National Grid should be selected and/or managed to ensure that it will not result in that vegetation breaching the Electricity (Hazards from Trees) Regulations 2003.”
903.1	Danne Mora Limited	PC14	Seek Amendment	Require the tree canopy rule applies to all new development in the city (Rule 6.10A.4.1.1 P1 and P2).

903.2	Danne Mora Limited	PC14	Seek Amendment	Amend the rule so that only the 15% streettree canopy requirement is applicable to avacant lot greenfield subdivision.Delete Activity specific standards – Treecanopy cover clause (a) and (b), an ament [amend] clause (d) to only refer to the 15% roadcorridor cover.
914.6	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Require P2 to also apply to new commercialand industrial greenfield subdivision inrelation to the tree canopy of the roadcorridor area.
914.7	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Amend the rule 6.10A.4.4.1 P2 so that only the 15% streettree canopy requirement is applicable to avacant lot greenfield subdivision. Delete Activity specific standards – Treecanopy cover clause (a) and (b), an amendclause (d) to only refer to the 15% roadcorridor cover.
916.4	Milns Park Limited	PC14	Seek Amendment	Amend '6.10A.4.1.1 P2 so that only the 15% streettree canopy requirement is applicable to avacant lot greenfield subdivision.Delete Activity specific standards – Treecanopy cover clause (a) and (b), an amendclause (d) to only refer to the 15% roadcorridor cover.

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 > 6.10.4.4 - 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10.4.4.1 - 6.10A.4.1 Activity status tables > 6.10.4.4.1.2 - 6.10A.4.1.2 Controlled activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
823.53	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all of the financial contributions draft provisions in their entirety.

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 > 6.10.4.4 - 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10.4.4.1 - 6.10A.4.1 Activity status tables > 6.10.4.4.1.3 - 6.10A.4.1.3 Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
728.3	Sutherlands Estates Limited	PC14	Seek Amendment	Amend to rule to make it clear thatreserves that are vested to Council withenhancements can offset the tree canopyrules for the development.
819.7	Benrogan Estates Ltd	PC14	Seek Amendment	Amend to rule to make it clear that reserves that are vested to Council with enhancements can offset the tree canopy rules for the development.

820.10	Knights Stream Estates Ltd	PC14	Seek Amendment	Amend to rule to make it clear that reserves that are vested to Council with enhancements can offset the tree canopy rules for the development.
903.3	Danne Mora Limited	PC14	Seek Amendment	Amend to rule to make it clear that reserves that are vested to Council with enhancements can offset the tree canopy rules for the development.
914.8	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Amend 6.10A.4.1.3 RD2 to make it clear that reserves that are vested to Council with enhancements can offset the tree canopy rules for the development.
916.5	Milns Park Limited	PC14	Seek Amendment	Amend 6.10A.4.1.3 RD2 to make it clear that reserves that are vested to Council with enhancements can offset the tree canopy rules for the development.

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 > 6.10.4.4 - 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10.4.4.2 - 6.10A.4.2 Tree canopy cover and financial contributions standards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
200.8	Robert J Manthei	PC14	Seek Amendment	<ol style="list-style-type: none"> 1. Increase the financial contribution and adopt a ‘hard’ tree cover target of 25% 2. Require mature vegetation and trees to be kept on new building sites. 3. Require developers to design ‘around’ a site’s unique features, including retaining mature trees and vegetation.
625.2	Pamela-Jayne Cooper	PC14	Seek Amendment	Amend 6.10A.4.2.1 (b) for more provision to locate tree canopy to individual residences wherever feasible.
814.60	Carter Group Limited	PC14	Oppose	Oppose 6.10A.4.2. Seek that this be deleted.
874.28	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.

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 > 6.10.4.4 - 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10.4.4.2 - 6.10A.4.2 Tree canopy cover and financial contributions standards > 6.10.4.4.2.1 - 6.10A.4.2.1 Tree canopy cover standards and calculations

Original Submission No	Submitter	Plan Change	Position	Decision Requested																														
61.20	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Discourage the use of impervious/impermeable surfaces around the tree roots.																														
237.55	Marjorie Manthei	PC14	Seek Amendment	Re (vii) : Consider how to address [the longevity of the trees] Decrease the maximum percentage in (viii) as much as possible																														
399.2	Peter Earl	PC14	Oppose	Oppose the minimum 20% tree canopy cover standards																														
751.19	Christchurch City Council	PC14	Seek Amendment	Amend Rule 6.10A.4.2.1, Table 1 by adding a column with minimum soil area widths for various tree size classes as shown in red below: Table 1 - Tree size classes with their corresponding height and projected canopy size: <table border="1"> <thead> <tr> <th><u>Tree size classes</u></th> <th><u>Tree height (m)</u></th> <th><u>Projected tree canopy cover at maturity (m²)</u></th> <th><u>Land area (m²) and soil volume (m³) required*</u></th> <th><u>Minimum dimension of planting area/ berm</u></th> </tr> </thead> <tbody> <tr> <td><u>Small</u></td> <td><u>0-5</u></td> <td><u>10</u></td> <td><u>3.8 *</u></td> <td><u>1.5m</u></td> </tr> <tr> <td><u>Medium</u></td> <td><u>6-12</u></td> <td><u>67</u></td> <td><u>25.5 *</u></td> <td><u>2m</u></td> </tr> <tr> <td><u>Large</u></td> <td><u>13-20</u></td> <td><u>186</u></td> <td><u>70.8 *</u></td> <td><u>2.5m</u></td> </tr> <tr> <td><u>Very Large</u></td> <td><u>20+</u></td> <td><u>250</u></td> <td><u>95.4 *</u></td> <td><u>3m</u></td> </tr> <tr> <td><u>Average tree size</u></td> <td><u>-</u></td> <td><u>130</u></td> <td><u>50.0 *</u></td> <td><u>n/a</u></td> </tr> </tbody> </table> <p><i>* Soil volume required for a tree/tree roots (m³) equals the land area (m²) x 1m depth.</i></p>	<u>Tree size classes</u>	<u>Tree height (m)</u>	<u>Projected tree canopy cover at maturity (m²)</u>	<u>Land area (m²) and soil volume (m³) required*</u>	<u>Minimum dimension of planting area/ berm</u>	<u>Small</u>	<u>0-5</u>	<u>10</u>	<u>3.8 *</u>	<u>1.5m</u>	<u>Medium</u>	<u>6-12</u>	<u>67</u>	<u>25.5 *</u>	<u>2m</u>	<u>Large</u>	<u>13-20</u>	<u>186</u>	<u>70.8 *</u>	<u>2.5m</u>	<u>Very Large</u>	<u>20+</u>	<u>250</u>	<u>95.4 *</u>	<u>3m</u>	<u>Average tree size</u>	<u>-</u>	<u>130</u>	<u>50.0 *</u>	<u>n/a</u>
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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 > 6.10.4.4 - 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10.4.4.2 - 6.10A.4.2 Tree canopy cover and financial contributions standards > 6.10.4.4.2.2 - 6.10A.4.2.2 Financial contribution standards and calculations

Original Submission No	Submitter	Plan Change	Position	Decision Requested
30.4	Doug Latham	PC14	Seek Amendment	Amend Rule 6.10A.4.2.2 financial contributions to add an option to use rateable land value in lieu of valuation.
61.22	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Increase the Financial Contribution per tree significantly as a disincentive to removing or not replacing trees on the development site.
61.31	Victoria Neighbourhood Association (VNA)	PC14	Support	Supports financial contribution standards as set out in 6.10A.2.1.2.
61.35	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Amend 6.10A.4.2.2 by increasing the financial contribution per tree significantly.
112.5	Nikki Smetham	PC14	Seek Amendment	Seek a guarantee that the financial contributions collected by CCC will indeed be used for offsite replacement tree planting, and not for general revenue gathering (i.e. reallocated for maintenance or roading infrastructure).
237.57	Marjorie Manthei	PC14	Seek Amendment	Rewrite 6.10A.4.2.2 (a) to read “ ..If the tree canopy cover requirements... <u>cannot</u> <u>be met</u> [rather than “are not met”) to make it clearer that maintaining or planting on the same site is the first priority and (ii) increase the amount per tree from \$2037.00 to at least \$4074.
367.7	John Bennett	PC14	Seek Amendment	Ensure the financial contribution required for not meeting the landscaping requirements is high enough that meeting the requirement will be financially beneficial to the developer.
728.4	Sutherlands Estates Limited	PC14	Seek Amendment	Make clearer in the plan how the costs have been attributed and whether it is GST inclusive
790.1	Jade McFarlane	PC14	Seek Amendment	Reduce the cost of financial contributions for not providing 15% tree canopy to \$1000 per tree; refuse rate rebate if the remaining 5% tree canopy is not provided; provide an agreed rate rebate to the landowner for the next 2 years as an incentive for providing the additional 5% tree canopy; and /or increase the standard building site coverage of 5% if the additional 5% tree canopy is planted.
819.8	Benrogan Estates Ltd	PC14	Seek Amendment	Make clearer in the plan how the costs [of \$2,037.00 per tree] have been attributed and whether it is GST inclusive.
820.7	Knights Stream Estates Ltd	PC14	Oppose	Make clearer in the plan how the costs have been attributed and whether it is GST inclusive.
903.4	Danne Mora Limited	PC14	Seek Amendment	Make clearer in the plan how the costs have been attributed and whether it is GST inclusive.

914.9	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Amend 6.10A.4.2.2 Make clearer in the plan how the costs have been attributed and whether it is GST inclusive.
916.6	Milns Park Limited	PC14	Seek Amendment	6.10A.4.2.2 Make clearer in the plan how the costs have been attributed and whether it is GST inclusive

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 > 6.10.4.4 - 6.10A.4 Rules – Tree canopy cover and financial contributions > 6.10.4.4.2 - 6.10A.4.2 Tree canopy cover and financial contributions standards > 6.10.4.4.2.3 - 6.10A.4.2.3 Consent notice

Original Submission No	Submitter	Plan Change	Position	Decision Requested
30.5	Doug Latham	PC14	Seek Amendment	Remove requirement from Rule 6.10A.4.2.3 Tree canopy for a Consent notice
112.6	Nikki Smetham	PC14	Seek Amendment	[Require] monitoring of trees required as part of a development where they are relied on for mitigation of higher density development
728.5	Sutherlands Estates Limited	PC14	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network. How will compliance be measured? Will Council report on the compliance of the tree canopy rules and what projects the financial contributions go towards?
814.61	Carter Group Limited	PC14	Oppose	Oppose 6.10A.4.2.3. Seek that this be deleted.
819.9	Benrogan Estates Ltd	PC14	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.
820.8	Knights Stream Estates Ltd	PC14	Oppose	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.
823.54	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all of the financial contributions draft provisions in their entirety.
874.29	Daresbury Ltd	PC14	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.
903.5	Danne Mora Limited	PC14	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.
914.10	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Amend 6.10A.4.2.3 to provide clarification on who the tree canopy rules will be monitored and enforced, and how Council will utilise the money paid to them and how that will be reported to the public.
916.7	Milns Park Limited	PC14	Seek Amendment	6.10A.4.2.3 to be made clearer

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 > 6.10.4.5 - 6.10A.5 Matters of discretion

Original Submission No	Submitter	Plan Change	Position	Decision Requested
61.36	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Amend 6.10A.5 to to make it less likely that trees will be removed or not replaced on site.

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 > 6.10.4.5 - 6.10A.5 Matters of discretion > 6.10.4.5.1 - 6.10A.5.1 Tree canopy cover and financial contributions

Original Submission No	Submitter	Plan Change	Position	Decision Requested
61.21	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	[T]hat the council retains the tree canopy requirement and contributions plan but we submit that in many cases the provisions need to be strengthened. Rewrite the Matters of Discretion to make it less likely that trees will be removed or not replaced on site.
237.58	Marjorie Manthei	PC14	Seek Amendment	Consider how to make the intention of the Matters of Discretion more explicit.

6 - General Rules and Procedures > 6.11 - Appendices > 6.11.6 - Appendix - Landscaping and Tree Planting - Rules and Guidance

Original Submission No	Submitter	Plan Change	Position	Decision Requested
1076.3	Dorothy Lovell-Smith	PC14	Support	Support the CCC plan to include the preservation of trees as heritage. More existign trees need tobe preserved from development.

6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.20	Christchurch City Council	PC14	Seek Amendment	Replace [all] references to Appendices 6.12.17.1 to6.12.17.3 with reference to Planning maps forRadiocommunication pathways. [References are present in 6.12.1, 6.12.2, 6.12.4.1.1, 6.12.4.1.5 and 6.12.4.2].
834.72	Kāinga Ora – Homes and Communities	PC14	Support	

6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.1 - Introduction

Original Submission No	Submitter	Plan Change	Position	Decision Requested
842.2	Fire and Emergency	PC14	Seek Amendment	Delete references to Appendices, otherwise retain as notified
909.2	St John	PC14	Seek Amendment	[Regarding 6.12.1 Introduction] Delete references to Appendices, otherwise retain as notified.
910.2	Ministry of Justice	PC14	Seek Amendment	[Regarding 6.12.1] Delete references to Appendices, otherwise retain as notified.
911.2	Department of Corrections	PC14	Seek Amendment	[Regarding 6.12.1] Delete references to Appendices, otherwise retain as notified.
912.2	Canterbury Civil Defence and Emergency Management Group	PC14	Seek Amendment	[Regarding 6.12.1] Delete references to Appendices, otherwise retain as notified.

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.9	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Objective as notified]
842.3	Fire and Emergency	PC14	Support	Retain as notified.
909.3	St John	PC14	Support	[Regarding 6.12.2.1] Retain as notified.
910.3	Ministry of Justice	PC14	Support	[Regarding 6.12.2.1] Retain as notified.
911.3	Department of Corrections	PC14	Support	[Regarding 6.12.2.1] Retain as notified.
912.3	Canterbury Civil Defence and Emergency Management Group	PC14	Support	[Regarding 6.12.2.1] Retain as notified.

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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689.10	Environment Canterbury / Canterbury Regional Council	PC14	Support	[RetainPolicy as notified]
842.4	Fire and Emergency	PC14	Seek Amendment	Delete references to Appendices, otherwise retain as notified.
909.4	St John	PC14	Seek Amendment	[Regarding 6.12.2.1.1] Delete references to Appendices, otherwise retain as notified.
910.4	Ministry of Justice	PC14	Seek Amendment	[Regarding 6.12.2.1.1] Delete references to Appendices, otherwise retain as notified.
911.4	Department of Corrections	PC14	Seek Amendment	[Regarding 6.12.2.1.1] Delete references to Appendices, otherwise retain as notified
912.4	Canterbury Civil Defence and Emergency Management Group	PC14	Seek Amendment	[Regarding 6.12.2.1.1] Delete references to Appendices, otherwise retain as notified.

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
842.5	Fire and Emergency	PC14	Seek Amendment	Delete references to Appendices, otherwise retain as notified.
909.5	St John	PC14	Seek Amendment	[Regarding 6.12.4.1.1] Delete references to Appendices, otherwise retain as notified.
910.5	Ministry of Justice	PC14	Seek Amendment	[Regarding 6.12.4.1.1] Delete references to Appendices, otherwise retain as notified.
911.5	Department of Corrections	PC14	Seek Amendment	[Regarding 6.12.4.1.1] Delete references to Appendices, otherwise retain as notified.
912.5	Canterbury Civil Defence and Emergency Management Group	PC14	Seek Amendment	[Regarding 6.12.4.1.1] Delete references to Appendices, otherwise retain as notified.

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
842.6	Fire and Emergency	PC14	Seek Amendment	Delete references to Appendices, otherwise retain as notified.
909.6	St John	PC14	Seek Amendment	[Regarding 6.12.4.1.5] Delete references to Appendices, otherwise retain as notified.

910.6	Ministry of Justice	PC14	Seek Amendment	[Regarding 6.12.4.1.5] Delete references to Appendices, otherwise retain as notified.
911.6	Department of Corrections	PC14	Seek Amendment	[Regarding 6.12.4.1.5] Delete references to Appendices, otherwise retain as notified.
912.6	Canterbury Civil Defence and Emergency Management Group	PC14	Seek Amendment	[Regarding 6.12.4.1.5] Delete references to Appendices, otherwise retain as notified.

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
909.7	St John	PC14	Seek Amendment	[Regarding 6.12.4.2] Delete references to Appendices, otherwise retain as notified.
910.7	Ministry of Justice	PC14	Seek Amendment	[Regarding 6.12.4.2] Delete references to Appendices, otherwise retain as notified.
911.7	Department of Corrections	PC14	Seek Amendment	[Regarding 6.12.4.2] Delete references to Appendices, otherwise retain as notified.
912.7	Canterbury Civil Defence and Emergency Management Group	PC14	Seek Amendment	[Regarding 6.12.4.2] Delete references to Appendices, otherwise retain as notified.

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 > 6.12.4.2.1 - Cashmere/Victoria Park

Original Submission No	Submitter	Plan Change	Position	Decision Requested
842.7	Fire and Emergency	PC14	Seek Amendment	Delete references to Appendices, otherwise retain as notified.

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 > 6.12.4.2.2 - Sugarloaf

Original Submission No	Submitter	Plan Change	Position	Decision Requested
842.8	Fire and Emergency	PC14	Seek Amendment	Delete references to Appendices, otherwise retain as notified.

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 > 6.12.4.2.3 - Mt Pleasant

Original Submission No	Submitter	Plan Change	Position	Decision Requested
842.9	Fire and Emergency	PC14	Seek Amendment	Delete references to Appendices, otherwise retain as notified.

7 - Transport

Original Submission No	Submitter	Plan Change	Position	Decision Requested
144.1	Anthony William Norbert-Munns	PC14	Oppose	Consider making Allister Avenue a one way street running east to west. Leaving present parking as is. Stop all right hand turns from Leinster Road, Allister Avenue and Heaton Street.
145.11	Te Mana Ora/Community and Public Health	PC14	Seek Amendment	Te Mana Ora recommends that the Council uses the Healthy Streets Approach to consider how to make walking and cycling more attractive and challenge car dominance.
315.1	Denis Morgan	PC14	Seek Amendment	Given that PC14 emphasises high density within walking distance to key transport routes, HDZ streets (particularly the narrow Merivale streets) should be restricted from all parking to encourage biking and walking, to improve spatial separation around high density residential units, to improve pedestrian and cyclist safety, and reduce emissions to meet the PC14 Objective + Policies. Common sense dictates a proper transport analysis contemporaneously with PC14/MDRS.
315.6	Denis Morgan	PC14	Seek Amendment	Given that PC 14 emphasises high density within walking distance to key transport routes, HDZ streets (particularly the narrow Merivale streets) should be restricted from all parking to encourage biking and walking, to improve spatial separation around high density residential units, to improve pedestrian and cyclist safety, and reduce emissions to meet the PC14 Objective + Policies. Common sense dictates a proper transport analysis contemporaneously with PC14/MDRS.
396.1	Craig Gilmore	PC14	Seek Amendment	We are keen to work with the council to provide and get feedback on what can be done to improve the bike parking in order to make it more secure in the central city and promote useage of bikes in the city by medium density city dwellers and others
472.2	John Glennie	PC14	Seek Amendment	That the impact of increased traffic on a shared long driveway be added to the list of Qualifying Matters and that the owners of existing houses on the driveway be able to object to the effects.
476.7	Rob Seddon-Smith	PC14	Seek Amendment	Consideration should be given to prohibiting on-street parking for residents of larger developments.
673.1	Anne Ott	PC14	Seek Amendment	Add a new qualifying matter "traffic impact" - to enable assessment of additional traffic and cars parking on roads due to new developments around the small feeder

				streets (Cox St, Stirling St, Akela St, Office Rd (especially by the Mall), Rugby St (especially off Papanui Rd), Winchester St (by StMargarets), Andover St, Tonbridge St, Rastrick St, Shrewsbury St and Merivale Lane) in Merivale.
674.10	David Ott	PC14	Seek Amendment	Add a new qualifying matter "traffic impact"- to enable assessment of additional traffic and cars parking on roads due to new developments around the small feeder streets (Cox St, Stirling St, Akela St, Office Rd (especially by the Mall), Rugby St (especially off Papanui Rd), Winchester St (by St Margarets), Andover St, Tonbridge St, Rastrick St, Shrewsbury St and Merivale Lane) in Merivale.
814.62	Carter Group Limited	PC14	Oppose	Opposes all of the PC14 changes to the Transport chapter.
823.55	The Catholic Diocese of Christchurch	PC14	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.
855.2	Lendlease Limited	PC14	Support	Retain Chapter 7 as notified.

7 - Transport > 7.2 - Objectives and policies > 7.2.1 - Objective - Integrated transport system for Christchurch District

Original Submission No	Submitter	Plan Change	Position	Decision Requested
288.5	Waipapa Papanui-Innes-Central Community Board	PC14	Seek Amendment	The Board recommends a residents parking permit system for high density residential development areas.
625.3	Pamela-Jayne Cooper	PC14	Seek Amendment	Amend Objective 7.2.1 (a)(i) and (ii) as they are too vague.
1009.3	Richard Abey-Nesbit	PC14	Support	The submitter supports limitation of heritage areas to promote better public transport options.

7 - Transport > 7.2 - Objectives and policies > 7.2.1 - Objective - Integrated transport system for Christchurch District > 7.2.1.2 - Policy - High trip generating activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
425.10	Tom King	PC14	Seek Amendment	Consideration needs to be given and requirements increased for developers, as to the impact that high density housing and increased height will have on [...] road congestion.
625.5	Pamela-Jayne Cooper	PC14	Oppose	Oppose car centric objective.
689.11	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]

692.5	David Murison	PC14	Seek Amendment	[Regarding policies 7.2.1.2 and 7.2.1.5] At a general level, the removal of the requirements for new residential housing developments to provide for any on-site parking, will have a significant and disproportionate impact on a number of vulnerable groups in our community.
693.5	Henri Murison	PC14	Seek Amendment	[Regarding policies 7.2.1.2 and 7.2.1.5] At a general level, the removal of the requirements for new residential housing developments to provide for any on-site parking, will have a significant and disproportionate impact on a number of vulnerable groups in our community.
705.12	Foodstuffs	PC14	Seek Amendment	Delete, or amend to: a.xi incorporate encourage measures to reduce greenhouse gas emissions from vehicular trips associated with the activity.
805.33	Waka Kotahi (NZ Transport Agency)	PC14	Seek Amendment	Amend the policy as follows: xi. incorporate measures to promote opportunities for safe and efficient travel other than by private vehicles.
814.63	Carter Group Limited	PC14	Oppose	Oppose 7.2.1.2(xi). Seek that this is deleted.
823.56	The Catholic Diocese of Christchurch	PC14	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.

7 - Transport > 7.2 - Objectives and policies > 7.2.1 - Objective - Integrated transport system for Christchurch District > 7.2.1.4 - Policy - Requirements for car parking and loading

Original Submission No	Submitter	Plan Change	Position	Decision Requested
170.1	John Lieswyn	PC14	Seek Amendment	Amend by removing provision point 7.2.1.4 b. ii. A, which states that car parking should support the recovery of the Central City. Additionally, amend provision point 7.2.1.4 b. ii. F by clearly defining significantly adversely affect the demand for public transport'
385.1	Claire Williams	PC14	Seek Amendment	If further intensification is permitted there must be provision made for adequate parking.

7 - Transport > 7.2 - Objectives and policies > 7.2.1 - Objective - Integrated transport system for Christchurch District > 7.2.1.5 - Policy - Design of car parking areas and loading areas

Original Submission No	Submitter	Plan Change	Position	Decision Requested
692.6	David Murison	PC14	Seek Amendment	[Regarding policies 7.2.1.2 and 7.2.1.5] At a general level, the removal of the requirements for new residential housing developments to provide for any on-site parking, will have a significant and disproportionate impact on a number of vulnerable groups in our community.
693.6	Henri Murison	PC14	Seek Amendment	[Regarding policies 7.2.1.2 and 7.2.1.5] At a general level, the removal of the requirements for new residential housing developments to provide for any on-site parking, will have a significant and disproportionate impact on a number of vulnerable groups in our community.

7 - Transport > 7.2 - Objectives and policies > 7.2.1 - Objective - Integrated transport system for Christchurch District > 7.2.1.6 - Policy - Promote public transport and active transport

Original Submission No	Submitter	Plan Change	Position	Decision Requested
3.1	Richard Abey-Nesbit	PC14	Seek Amendment	Seeks that the Council invests more in the public transport system, beyond what the proposed changes allow for.
170.2	John Lieswyn	PC14	Seek Amendment	That provision point 7.2.1.6 ii. be amended by including that convenient cycle parking encompasses being provided indoors and excludes the provision of hanging bike racks
314.2	Graham Townsend	PC14	Support	[Continue to add to the] growing network of cycle/walking tracks across the city and plan for better public transport options.
396.2	Craig Gilmore	PC14	Seek Amendment	We are keen to work with the council to provide and get feedback on what can be done to improve the bike parking in order to make it more secure in the central city and promote useage of bikes in the city by medium density city dwellers and others.
476.3	Rob Seddon-Smith	PC14	Support	Supports the planned areas of intensification in areas where excellent public transport is available.
751.23	Christchurch City Council	PC14	Seek Amendment	[Amend text to insert "District" with strikethrough]: "requiring new District <u>Town</u> Centres to provide ..."

7 - Transport > 7.2 - Objectives and policies > 7.2.1 - Objective - Integrated transport system for Christchurch District > 7.2.1.9 - Policy - Pedestrian access

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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689.12	Environment Canterbury / Canterbury Regional Council	PC14	Support	[RetainPolicy as notified]
806.10	Te Tāhuhu o te Mātaraunga (Ministry of Education)	PC14	Support	Support Policy 7.2.1.9 as notified.
814.64	Carter Group Limited	PC14	Oppose	Oppose Policy 7.2.1.9. Seek that it is deleted.
823.57	The Catholic Diocese of Christchurch	PC14	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.
842.13	Fire and Emergency	PC14	Seek Amendment	Amend as follows:7.2.1.9 Policy – Pedestrian Access a. Pedestrian access is designed to: i. Be sufficient width and grade that thepedestrian access meets the accessrequirements of all users, includingpersons with a disability of withlimited mobility and emergency services.ii. ...

7 - Transport > 7.4 - Rules - Transport

Original Submission No	Submitter	Plan Change	Position	Decision Requested
685.31	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[Clarify requirements for garages] - If a garage is provided, it should be of a size that allows for an 85th percentile car to be parked in it.
768.2	Mark Darbyshire	PC14	Seek Amendment	Seeks that a rule be included that requires EV charging stations and infrastructure in apartment buildings.

7 - Transport > 7.4 - Rules - Transport > 7.4.2 - Activity status tables - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) >

7.4.2.1 - Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.24	Christchurch City Council	PC14	Seek Amendment	[Amend P18]: Disregard the proposed "Greenfield Precinct" text and instead replace the reference to RNN [with a reference] to FUZ.

7 - Transport > 7.4 - Rules - Transport > 7.4.2 - Activity status tables - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) >

7.4.2.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
485.6	John Buckler	PC14	Seek Amendment	Change parking on St. Albans Street to residents only parking.

7 - Transport > 7.4 - Rules - Transport > 7.4.3 - Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone)

Original Submission No	Submitter	Plan Change	Position	Decision Requested
112.15	Nikki Smetham	PC14	Seek Amendment	[Require] Provision for common electric car charging stations on development sites
356.3	David Hood	PC14	Seek Amendment	[Require the provision of facilities to charge e-vehicles]
367.6	John Bennett	PC14	Seek Amendment	Introduce the requirement to provide secure storage and parking on site for e-transport (bicycles, cars, scooters etc) and the charging of them.
862.3	Lloyd Barclay	PC14	Seek Amendment	Seeks that minimum car parking requirements are included for new developments.

7 - Transport > 7.4 - Rules - Transport > 7.4.3 - Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > 7.4.3.1 - Minimum and maximum number and dimensions of car parking spaces required

Original Submission No	Submitter	Plan Change	Position	Decision Requested
9.2	Mary-Anne Thomson	PC14	Seek Amendment	Require onsite carparking.
28.3	Alastair Grigg	PC14	Seek Amendment	[Consider the provision of adequate car parking for residents of high density developments]
45.1	Kelvin Lynn	PC14	Seek Amendment	Provide sufficient car parking in the High Density Residential Zone.
58.2	Stephen Walsh	PC14	Seek Amendment	[Require more carparking provision]
65.1	Ali McGregor	PC14	Seek Amendment	Require off-street parking for residential developments.
90.2	Blair McCarthy	PC14	Seek Amendment	[That residential developments be required to provide on-site carparking]
113.2	Sally Wihone	PC14	Seek Amendment	Provide for accessible parking spaces and wheelchair access along footpaths in residential suburban areas.
130.2	Paul Cary	PC14	Seek Amendment	Ensure onsite carparks are required for all new High Density Residential Zone and Medium Density Residential Zone developments.
205.3	Addington Neighbourhood Association	PC14	Seek Amendment	Subdivisions should have at least one compulsory car park on each development for deliveries, tradesmen and emergency services .

211.3	Pauline McEwen	PC14	Seek Amendment	[Provide adequate carparking for residential developments]
239.1	Andrea Floyd	PC14	Seek Amendment	[Require on-site carparking for residential units]
252.2	Phil Ainsworth	PC14	Seek Amendment	[Require off-street carparking for residential units]
294.4	Chessa Crow	PC14	Seek Amendment	Seek to require on-site carparking for residential developments
312.1	Joyce Fraser	PC14	Seek Amendment	[Require] off-street parking as a design requirement for new developments.
312.3	Joyce Fraser	PC14	Seek Amendment	[Require provision for] EV charging stations as a design requirement for new developments.
334.2	Michael Tyuryutikov	PC14	Oppose	Retain existing parking space rules for residential properties.
425.8	Tom King	PC14	Oppose	Oppose constructing dwellings without garages to be permitted activities.
447.2	Alex Lowings	PC14	Support	That all new properties have a requirement for a minimum of two off-road parking spaces per property.
468.4	David Fisher	PC14	Seek Amendment	Oppose increasing building height and density... amend rule to increase parking etc this will potentially attract more families back to these areas.
476.6	Rob Seddon-Smith	PC14	Seek Amendment	Consideration should be given to prohibiting on-street parking for residents of larger developments.
497.1	Sydney John Kennedy	PC14	Seek Amendment	[Require] All Papanui apartment building sites to have at least 1 car park per apartment on site.
585.3	Nick Brown	PC14	Seek Amendment	[That on-site parking is required to be provided] for new residential housing developments
654.1	Wendy Fergusson	PC14	Seek Amendment	Please ensure there is off street parking for every residential building/block
668.3	Keri Murison	PC14	Seek Amendment	Require new residential housing development to provide on-site carparking.
842.25	Fire and Emergency	PC14	Support	[S]upports the consideration of parking made through the PC14 amendments made to the matter of control 14.15.1 Residential Design Principles.

7 - Transport > 7.4 - Rules - Transport > 7.4.3 - Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > 7.4.3.2 - Minimum number of cycle parking facilities required

Original Submission No	Submitter	Plan Change	Position	Decision Requested
72.5	Rosemary Neave	PC14	Seek Amendment	Update regulations to support Council's commitment to mode shift in regard to carbon budgets and encourage people to cycle, specifically to ensure developers provide usable, sensible and accessible bicycle parking in intensive developments. Including by: <ul style="list-style-type: none"> specifying cycle parking facilities that lack adequate security and weather proofing; that hanging bike racks are insufficient as they cannot be used by e-bikes or cargo bikes, or anyone who has difficulty lifting a bike; and cycle parking must be in a location which does not require the cyclist to carry the bike up stairs and/ or through a residential unit.
219.1	George Booty	PC14	Seek Amendment	That bike parking be required to be enclosed and weatherproof, and lockable to prevent theft.
312.2	Joyce Fraser	PC14	Support	[Retain] cycle storage as a design requirement for new developments.
362.11	Cynthia Roberts	PC14	Seek Amendment	That developers must also provide suitable secure storage for electric bikes.
396.3	Craig Gilmore	PC14	Seek Amendment	We are keen to work with the council to provide and get feedback on what can be done to improve the bike parking in order to make it more secure in the central city and promote useage of bikes in the city by medium density city dwellers and others.
762.41	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[Seeks that] adequate secure storage needs to be provided / allowed for in all housing units / developments.
764.1	Anne Scott	PC14	Seek Amendment	[That] [t]he council should require accessible, weatherproof and secure storage be provided for bikes and other forms of active transport, including space suitable for e-bikes, cargo and accessibility trikes.
768.1	Mark Darbyshire	PC14	Seek Amendment	Seeks that the number of bike parks required for apartment buildings is increased.

7 - Transport > 7.4 - Rules - Transport > 7.4.3 - Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > 7.4.3.3 - Minimum number of loading spaces required

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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237.43	Marjorie Manthei	PC14	Seek Amendment	Add a rule requiring at least one service bay for multi-unit developments of three or more units
288.4	Waipapa Papanui-Innes-Central Community Board	PC14	Seek Amendment	The Board recognises that onsite parking is not a provision for residential development, however the Board wants to have compulsory provision introduced for loading bays and accessible parking. The Board believes there is a need to review options whereby residents could request resident-only parking through a permit system

7 - Transport > 7.4 - Rules - Transport > 7.4.3 - Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > 7.4.3.6 - Design of parking and loading areas

Original Submission No	Submitter	Plan Change	Position	Decision Requested
237.56	Marjorie Manthei	PC14	Seek Amendment	add a Rule to all relevant sections of the District Plan encouraging the use of permeable surfaces for drives, parking lots, residential and commercial sites.
303.1	Bron Durdin	PC14	Seek Amendment	[Require access and parking areas to use permeable materials] Enforce storm water planning with porous materials in driveway developments.

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
113.3	Sally Wihone	PC14	Seek Amendment	Provide for accessible parking spaces, accesses and crossing points on public roads that accommodate older persons and wheelchairs where density is increased in residential zones and results in increased car parking on roads. [Provision 7.4.3.7 is concerned with providing pedestrian access in accordance with Appendix 7.5.7, which sets requirements to pathway width and access to buildings]
276.32	Steve Burns	PC14	Seek Amendment	That provisions are made for widening main transport routes to enable access.
814.65	Carter Group Limited	PC14	Oppose	Oppose 7.4.3.7(b). Seek that it is deleted.
814.66	Carter Group Limited	PC14	Oppose	Oppose 7.4.3.7(d). Seek that it is deleted.
823.58	The Catholic Diocese of Christchurch	PC14	Oppose	Rule 7.4.3.7(b). Delete the proposed provisions to the Transport Chapter in their entirety.

823.59	The Catholic Diocese of Christchurch	PC14	Oppose	Rule 7.4.3.7(d). Delete the proposed provisions to the Transport Chapter in their entirety.
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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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.67	Carter Group Limited	PC14	Oppose	Oppose 7.4.3.8. Seek that it is deleted.
823.60	The Catholic Diocese of Christchurch	PC14	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.

7 - Transport > 7.4 - Rules - Transport > 7.4.3 - Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > 7.4.3.13 - Co-location of vehicle crossings

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.68	Carter Group Limited	PC14	Oppose	Oppose 7.4.3.13. seek that it is deleted.
823.61	The Catholic Diocese of Christchurch	PC14	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.

7 - Transport > 7.4 - Rules - Transport > 7.4.4 - Rules - Matters of control and discretion > 7.4.4.3 - Minimum number of cycle parking facilities required

Original Submission No	Submitter	Plan Change	Position	Decision Requested
72.4	Rosemary Neave	PC14	Seek Amendment	Update regulations to support Council's commitment to mode shift in regard to carbon budgets and encourage people to cycle, specifically to ensure developers provide usable, sensible and accessible bicycle parking in intensive developments. Including by: <ul style="list-style-type: none"> specifying cycle parking facilities that lack adequate security and weather proofing; that hanging bike racks are insufficient as they cannot be used by e-bikes or cargo bikes, or anyone who has difficulty lifting a bike; and cycle parking must be in a location which does not require the cyclist to carry the bike up stairs and/ or through a residential unit.
170.3	John Lieswyn	PC14	Oppose	Remove provision point 7.4.4.3 a. v. from the District Plan

7 - Transport > 7.4 - Rules - Transport > 7.4.4 - Rules - Matters of control and discretion > 7.4.4.18 - High trip generators

Original Submission No	Submitter	Plan Change	Position	Decision Requested
705.13	Foodstuffs	PC14	Seek Amendment	Delete, or amend High trip generators.vii. Greenhouse gas emissions: Whether measures are proposed to be implemented to encourage reduction of the greenhouse gas emissions from vehicle use associated with the activity, and the ability for any measures to reduce greenhouse gas emissions to be implemented and maintained over the lifetime of the activity.
705.14	Foodstuffs	PC14	Seek Amendment	Regarding advice note - Delete words "yes" from columns relating to activities that are otherwise permitted in the Zone's Activity Status Table.
814.69	Carter Group Limited	PC14	Oppose	Oppose Rule 7.4.4.18(a)(vii) and advice note vii in Table 1. Seek that these be deleted.
823.62	The Catholic Diocese of Christchurch	PC14	Oppose	Rule 7.4.4.18(a)(vii) and advice note vii in Table 1. Delete the proposed provisions to the Transport Chapter in their entirety.

7 - Transport > 7.4 - Rules - Transport > 7.4.4 - Rules - Matters of control and discretion > 7.4.4.27 - Pedestrian access

Original Submission No	Submitter	Plan Change	Position	Decision Requested
805.34	Waka Kotahi (NZ Transport Agency)	PC14	Support	[S]upports the matters of discretion [and seeks to] [r]etain as notified.
814.70	Carter Group Limited	PC14	Oppose	Oppose 7.4.4.27. Seek that it is deleted.
823.63	The Catholic Diocese of Christchurch	PC14	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.
842.14	Fire and Emergency	PC14	Seek Amendment	Amend as follows: 7.4.4.27 Pedestrian Access a. The following are matters of discretion for Rule 7.4.3.7 b: i. whether the pedestrian access is suitable for use by persons with a disability or with limited mobility;

				<p>ii. whether any alternative pedestrian access is provided and the formation and safety of that alternative;</p> <p>iii. the effects on the safety and security of people using the pedestrian access and those occupying residential units on the site; and</p> <p>iv. the functionality of the pedestrian access to meet the needs of occupants including but not limited to the transportation of rubbish and recycling for collection and the ability for cyclists to safely access any private and shared cycle storage areas, and</p> <p>v. whether the pedestrian access is suitable for use by emergency services</p>
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7 - Transport > 7.4 - Rules - Transport > 7.4.4 - Rules - Matters of control and discretion > 7.4.4.28 - Vehicle crossing co-location layout

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.71	Carter Group Limited	PC14	Oppose	Oppose 7.4.4.28. Seek that it is deleted.
823.64	The Catholic Diocese of Christchurch	PC14	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.

7 - Transport > 7.5 - Appendices > 7.5.1 - Appendix 7.5.1 Parking space requirements

Original Submission No	Submitter	Plan Change	Position	Decision Requested
284.2	Tricia Ede	PC14	Not Stated	Seeks three houses on one property be disallowed.
325.1	Michael Galambos	PC14	Seek Amendment	[R]equire: 1 - High-Density Residential Zones be required to provide a minimum of one off-street parking space for each unit. These parking spaces should be allocated to a unit and have conduit from the switchboard to the parking space to permit future provision of an EV charger. 2 - High-Density Residential Zones be required to provide a lock-up for each unit sufficiently sized to store one e-bike per room. Lock-ups shall have a power supply. 3 - Medium-Density Residential Zones be required to provide a single garage for 50% of units. 4 - Medium-Density Residential Zones be required to provide a double garage for 25% of units.
720.8	Mitchell Coll	PC14	Seek Amendment	If a garage is provided, it should be of a size that allows for an 85 th percentile car to be parked in it.

7 - Transport > 7.5 - Appendices > 7.5.2 - Appendix 7.5.2 Cycle parking facilities

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

7 - Transport > 7.5 - Appendices > 7.5.3 - Appendix 7.5.3 Loading areas

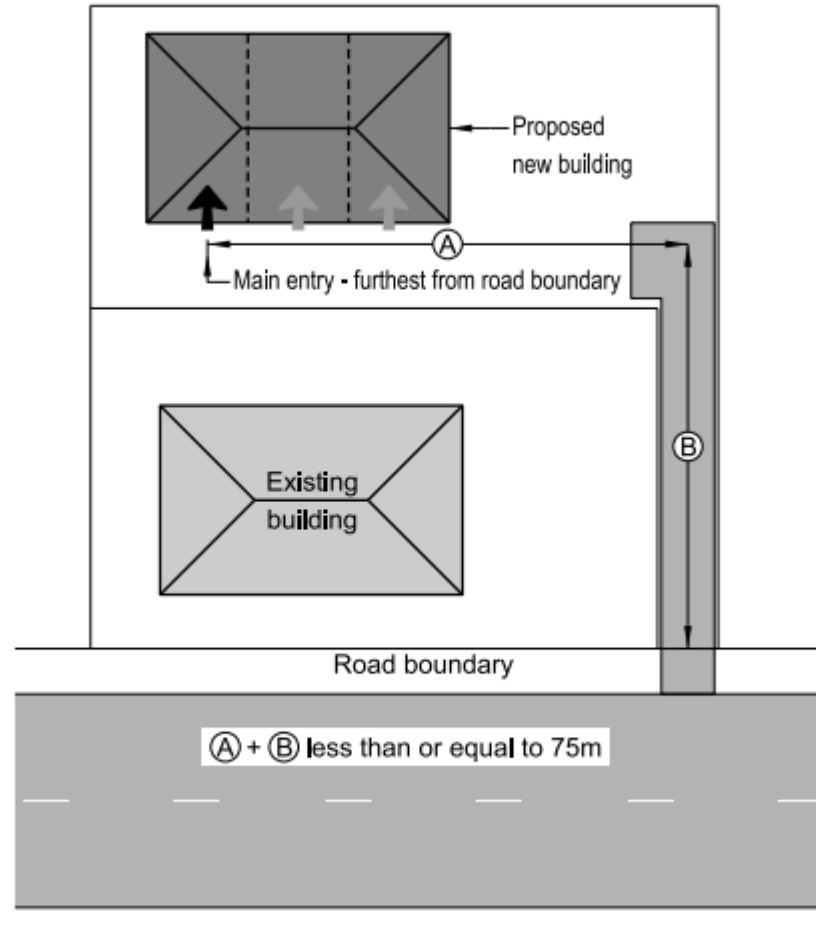
Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.73	Carter Group Limited	PC14	Oppose	Oppose Table 7.5.3.1. Seek that it is deleted.
823.66	The Catholic Diocese of Christchurch	PC14	Oppose	Table 7.5.3.1 – Minimum numbers of loading spaces required. Delete the proposed provisions to the Transport Chapter in their entirety.

7 - Transport > 7.5 - Appendices > 7.5.7 - Appendix 7.5.7 Access design and gradient

Original Submission No	Submitter	Plan Change	Position	Decision Requested
30.13	Doug Latham	PC14	Seek Amendment	Amend Appendix 7.5.7 Access design, by reverting back to current provisions with regard to driveway width of residential properties with one to three units.
89.2	Andrew Evans	PC14	Seek Amendment	Amend Appendix 7.5.7 table 7.5.7.1 Minimum requirements for private ways and vehicle access to retain the operative district plan provisions.
89.25	Andrew Evans	PC14	Seek Amendment	Amend Appendix 7.5.7 Table 7.5.7.1 to replace the wording 'for residential activities , the number of residential units' to 'for residential activities, the number of residential units or parking spaces whichever is less' .
684.2	Wayne Bond	PC14	Oppose	[That] the proposed changes [to Table 7.5.7.1 Minimum requirements for private ways and vehicle access] be deleted and the exist[ing] minimums be retained.
685.27	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Oppose	[Retain existing minimum widths in Table 7.5.7.1 Minimum requirements for private ways and vehicle access]
720.5	Mitchell Coll	PC14	Seek Amendment	Amend Table 7.5.7.1(a) [Minimum requirements for private ways and vehicle access] back to 3m for minimum legal width and 2.7m for minimum formed width.
751.25	Christchurch City Council	PC14	Seek Amendment	Amend 7.5.7.h as follows: For the purposes of access for firefighting, where a building is either : i. located in an area where no fully reticulated water supply system is available; or ii located further than 75 metres from the nearest road that has a fully reticulated water supply system including hydrants (as required by NZS 4509:2008) . The 75 metres must be measured from the road boundary via an existing or proposed property access, to the main entry furthest from the road (Figure 7A); or iii. located in the Residential Hills Precinct and is a residential unit on a rear site, vehicle access width must be a minimum of 4 metres, with shall have a minimum formed width of 3.5 metres for its entire length , and

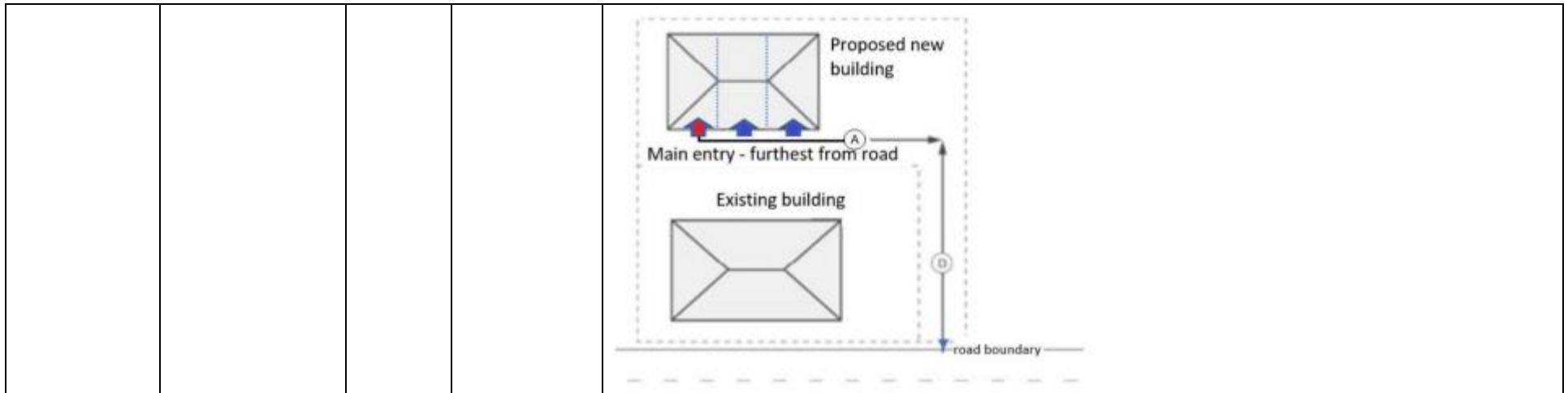
height clearance of 4 metres. Such vehicle access shall be designed **and maintained** to be free of obstacles that could hinder access for emergency service vehicles.

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



762.15	New Zealand Institute of Architects	PC14	Seek Amendment	[In relation to Table 7.5.7.1] That the increase in minimum driveway widths from 2.7 to 3m, and other minimum formed widths will be reviewed based upon the scale of the development, where carparking is ideally situated on site, and consideration for pedestrian and vegetation corridors throughout a site and the clause in question to be amended.
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	Canterbury Branch			
814.74	Carter Group Limited	PC14	Oppose	Oppose 7.5.7. Seek that it is deleted.
823.67	The Catholic Diocese of Christchurch	PC14	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.
842.15	Fire and Emergency	PC14	Seek Amendment	<p>Fire and Emergency support in part:</p> <ul style="list-style-type: none"> • 7.5.7(a) – that requires all vehicle access to and within a site to be in accordance with the standards set out in Table 7.5.7.1, subject to the relief sought in Table 7.5.7.1. • 7.5.7(b) - to the extent that provision of passing bays may provide a hardstand area for fire appliances to operate in scenarios where vehicle accessways exceed 50m. • 7.5.7(c) – to the extent that it requires either a combined vehicle-pedestrian access or a dedicated pedestrian access with associated minimum standards. Fire and Emergency request that these minimum standards be amended to provide for emergency responder access for reasons set out in Section 1.3.1 above. • 7.5.7(h) – to the extent that it considers vehicle access for firefighting where a building is either located outside of a reticulated area, or further than 75m from the nearest road that is fully reticulated. This sets a minimum formed width of 3.5m and a height clearance of 4m. Section 1.3.2 of this submission sets out the minimum requirements for fire appliance access which includes a minimum of 4m vehicle access width in order to enable Fire and Emergency personnel to manoeuvre around the vehicle in an emergency. Correspondence with CCC post notification regarding Appendix 7.5.7(h) indicated that proposed changes to this clause were omitted from notification in error. Amendments are sought regarding this clause to provide sufficient access for emergency appliances. • 7.5.7(n) – to the extent that it sets maximum gradients for vehicle accesses. Fire and Emergency further request amendments to the 7.5.7(n) as per relief.
842.16	Fire and Emergency	PC14	Seek Amendment	<p><i>[Insert Figure 7A]</i></p> <p><u>A+B Less than or equal to 75m</u></p>



842.17	Fire and Emergency	PC14	Seek Amendment	<p>Amend as follows: Table 7.5.7.1 – Minimum requirement for privateways and vehicle access:</p> <table border="1"> <thead> <tr> <th></th> <th>Activity</th> <th>Minimum formed width (metres)</th> <th>Central City height clearance (metres)</th> </tr> </thead> <tbody> <tr> <td>a.</td> <td>Residential activity and offices</td> <td>3.0</td> <td>3.5 4.0</td> </tr> <tr> <td>b.</td> <td>Residential activity and offices</td> <td>3.0</td> <td>4.0</td> </tr> </tbody> </table> <p><i>Advice note: For any buildings that are greater than 75m from the road, Appendix 7.5.7 Access, gradient and design clause h is applicable.</i></p>		Activity	Minimum formed width (metres)	Central City height clearance (metres)	a.	Residential activity and offices	3.0	3.5 4.0	b.	Residential activity and offices	3.0	4.0
	Activity	Minimum formed width (metres)	Central City height clearance (metres)													
a.	Residential activity and offices	3.0	3.5 4.0													
b.	Residential activity and offices	3.0	4.0													

8 - Subdivision, Development and Earthworks

Original Submission No	Submitter	Plan Change	Position	Decision Requested
52.2	Gavin Keats	PC14	Seek Amendment	Development should only be provided for when services such as power, waste and storm water are upgraded.
112.10	Nikki Smetham	PC14	Support	[Retain provisions requiring that Crime Prevention Through Environmental Design (CPTED) principles are considered and complied with]

207.5	Mitchell Cocking	PC14	Oppose	Reject the plan change
310.1	Sarah Flynn	PC14	Seek Amendment	[Insert provisions to encourage the retention and recycling of materials from demolished buildings]
315.7	Denis Morgan	PC14	Seek Amendment	Any subdivision of Lot 3 DP27773 is restricted to no more than one residential unit accessing easement 192726.
315.8	Denis Morgan	PC14	Seek Amendment	That a subdivision creating 18 residential units is outside the scope of PC14 and not in keeping with neighbourhood amenity values of 48 Murray Place, Merivale.
398.1	Jan Mitchell	PC14	Seek Amendment	Limiting incorporation of new rules to new subdivisions. Where existing properties are to be subdivided /redeveloped/ intensified the affected neighbouring properties must have the right to decline consent.
465.6	Stuart Roberts	PC14	Oppose	Minimum subdivisible section size at 450 sqm for MRZ and current (not proposed) size for HRZ
470.2	Dew & Associates (Academic Publishers)	PC14	Seek Amendment	Decision Sought:For Chapter 8 and generally in relation to the RMA (and its successors), I recommend CCC impose an obligation on developers to either retain trees and similar oxygenators or provide them as part of the build permit. AND prosper all land-owners or users to institute a planting or shrub placement regime . Consider offering once in a lifetime at the time of taking up land or building ownership a one-off per site one-month-rate-holiday to an appropriate recipient.
470.3	Dew & Associates (Academic Publishers)	PC14	Seek Amendment	Decision Sought:For Chapter 8 and generally in relation to the RMA (and its successors), I recommend CCC impose an obligation on developers to either retain trees and similar oxygenators or provide them as part of the build permit. AND prosper all land-owners or users to institute a planting or shrub placement regime . Consider offering once in a lifetime at the time of taking up land or building ownership a one-off per site one-month-rate-holiday to an appropriate recipient.
472.1	John Glennie	PC14	Seek Amendment	That the impact of increased traffic on a shared long driveway be added to the list of Qualifying Matters and that the owners of existing houses on the driveway be able to object to the effects.
477.2	Di Noble	PC14	Oppose	Oppose PC14 changes to the earthworks rules in general.
695.4	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	[A]mend the provisions to enable Rāpaki Rūnanga to develop ancestral land within its takiwā to give effect to section 6 (e) of the RMA; and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.
834.74	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	8.9A Waste water constraint areas Amend as follows:The Council’s discretion shall be limited to the following matters: <u>c. The ability to connect into any nearby non-vacuum wastewater system.</u>

				d. The extent to which alternativewaste water solutions are availablethat do not adversely affect the function of the Council’s waste watersystems.
834.135	Kāinga Ora – Homes and Communities	PC14	Oppose	Amend the subdivision standards for thePapakāinga/ Kāinga Nohoanga Zone toalign with MRZ outcomes.
855.3	Lendlease Limited	PC14	Seek Amendment	Retain Chapter 8 as notified, except for amendments to 8.6.1, 8.6.2 and 8.9.2.1.
1048.14	Cameron Matthews	PC14	Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas.

8 - Subdivision, Development and Earthworks > 8.1 - Introduction

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.75	Carter Group Limited	PC14	Seek Amendment	Delete 8.1, or provide a definition or explanation of the term ‘development’.
823.68	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Delete, or provide a definition or explanation of the term ‘development’.

8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies

Original Submission No	Submitter	Plan Change	Position	Decision Requested
200.14	Robert J Manthei	PC14	Seek Amendment	Stop enabling Greendfield developments
627.2	Plain and Simple Ltd	PC14	Seek Amendment	[T]hatthe objectives within PC 14 are amended to explicitly include recognition ofthe role of housing in fostering social cohesion and a sense of communitybelonging.

8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.2 - Objective - Design and amenity

Original Submission No	Submitter	Plan Change	Position	Decision Requested
903.22	Danne Mora Limited	PC14	Seek Amendment	Support the removal of the MeadowlandsExemplar Overlay references in Objective8.2.2

8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.2 - Objective - Design and amenity > 8.2.2.1 - Policy - Design and amenity / Tohungatanga

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.122	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Policy 8.2.2.1 – Recoveryactivities. Delete the policy as notified.

8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.2 - Objective - Design and amenity > 8.2.2.2 - Policy - Allotments

Original Submission No	Submitter	Plan Change	Position	Decision Requested
209.1	Lauren Roberts	PC14	Support	Retain provision b.i. a variety of allotment sizes to cater for different housing types and affordability
684.3	Wayne Bond	PC14	Support	[Retain proposed additions b.ii and b.iii]
689.13	Environment Canterbury / Canterbury Regional Council	PC14	Support	[RetainPolicy as notified]
814.76	Carter Group Limited	PC14	Support	Retain Policy 8.2.2.2 as notified.
823.69	The Catholic Diocese of Christchurch	PC14	Support	Retain

8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.2 - Objective - Design and amenity > 8.2.2.3 - Policy - Identity

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.14	Environment Canterbury / Canterbury Regional Council	PC14	Support	[RetainPolicy as notified]

8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.2 - Objective - Design and amenity > 8.2.2.7 - Policy - Urban density

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.15	Environment Canterbury / Canterbury Regional Council	PC14	Support	[RetainPolicy as notified]
814.77	Carter Group Limited	PC14	Support	Retain Policy 8.2.2.7 as notified.
823.70	The Catholic Diocese of Christchurch	PC14	Support	Retain
903.27	Danne Mora Limited	PC14	Seek Amendment	Retain Policy 8.2.2.7 as notified where itrelates to the net yield specified for theMedium and High Density Zones.

				Include a new definition in Chapter 2 of netyield as specified above.
914.11	Davie Lovell-Smith Ltd	PC14	Not Stated	Retain Policy 8.2.2.7 as notified where itrelates to the net yield specified for theMedium and High Density Zones.

8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.2 - Objective - Design and amenity > 8.2.2.8 - Policy - Outline development plans

Original Submission No	Submitter	Plan Change	Position	Decision Requested
2.5	Greg Olive	PC14	Support	Apply an exemption to the site density policy 8.2.2.8(a).

8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.2 - Objective - Design and amenity > 8.2.2.12 - DELETE 8.2.2.11 Policy - Meadowlands Exemplar Overlay comprehensive development

Original Submission No	Submitter	Plan Change	Position	Decision Requested
903.23	Danne Mora Limited	PC14	Support	Support the removal of Policy 8.2.2.11

8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.3 - Objective - Infrastructure and transport

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.16	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Objective as notified]
814.78	Carter Group Limited	PC14	Support	Retain Objective 8.2.3 as notified.
823.71	The Catholic Diocese of Christchurch	PC14	Support	Retain

8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.3 - Objective - Infrastructure and transport > 8.2.3.1 - Policy - Identification of infrastructure constraints

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.79	Carter Group Limited	PC14	Seek Amendment	Delete Policy 8.2.3.1 or provide a definition or explanation of the term 'development'.
823.72	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Delete, or provide a definition or explanation of the term 'development'.

8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.3 - Objective - Infrastructure and transport > 8.2.3.2 - Policy - Availability, provision and design of, and connections to, infrastructure

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.17	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
806.11	Te Tāhuhu o te Mātaraŋga (Ministry of Education)	PC14	Seek Amendment	Seek amendment to Policy 8.2.3.2: Add wording to a. (new) ii>..... <u>and;</u> <u>iii. Is supported by additional infrastructure as defined by the National Policy Statement for Urban Development (NPS-UD).</u>
814.80	Carter Group Limited	PC14	Seek Amendment	Delete Policy 8.2.3.2 or provide a definition or explanation of the term 'development'.
823.73	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Delete, or provide a definition or explanation of the term 'development'.
834.94	Kāinga Ora – Homes and Communities	PC14	Support	Retain Clause (g) as notified.
842.18	Fire and Emergency	PC14	Not Stated	Retain as notified.

8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.4 - Objective - Earthworks > 8.2.4.2 - Policy - Repair of earthquake damaged land

Original Submission No	Submitter	Plan Change	Position	Decision Requested
784.6	Jessica Adams	PC14	Oppose	[Seeks] that the Council review this policy to ensure that adverse effects on people, property and the natural environment are not permitted.
784.8	Jessica Adams	PC14	Oppose	[Seeks] that the Council review this policy to ensure that adverse effects on people, property and the natural environment are not permitted.

8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.5 - Objective - Earthworks health and safety > 8.2.5.2 - Policy - Nuisance

Original Submission No	Submitter	Plan Change	Position	Decision Requested
784.4	Jessica Adams	PC14	Seek Amendment	[Seeks] that the Council expand this clause to define what is 'less than minor' and put in place procedures to address issues of persistent noise, vibration, dust or odour nuisance. Where earthworks of a substantial nature is proposed this should be notified to immediate landowners with appropriate monitoring by an independent party NOT the Developer. I request that the Council define the processes by which residents can address issues of breaches of this clause in a timely and effective manner.

8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.6 - Objective - Urban tree canopy cover

Original Submission No	Submitter	Plan Change	Position	Decision Requested
571.14	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
615.10	Analijia Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.
780.7	Josie Schroder	PC14	Support	Retain Objective 8.2.6 as notified.
814.81	Carter Group Limited	PC14	Oppose	Oppose Objective 8.2.6. Seek that this is deleted.
823.74	The Catholic Diocese of Christchurch	PC14	Oppose	Delete

8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.6 - Objective - Urban tree canopy cover > 8.2.6.1 - Policy - Contribution to tree canopy cover

Original Submission No	Submitter	Plan Change	Position	Decision Requested
780.8	Josie Schroder	PC14	Support	Retain Policy 8.2.6.1 as notified.
814.82	Carter Group Limited	PC14	Oppose	Oppose Policy 8.2.6.1. Seek that this policy is deleted.
823.75	The Catholic Diocese of Christchurch	PC14	Oppose	Delete

8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.6 - Objective - Urban tree canopy cover > 8.2.6.2 - Policy - The cost of providing tree canopy cover and financial contributions

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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780.9	Josie Schroder	PC14	Support	Retain Policy 8.2.6.2 as notified.
814.83	Carter Group Limited	PC14	Oppose	Oppose Policy 8.2.6.2. Seek that this policy is deleted.
820.1	Knights Stream Estates Ltd	PC14	Oppose	Make clearer in the plan how the costshave been attributed and whether it is GSTinclusive.
823.76	The Catholic Diocese of Christchurch	PC14	Oppose	Delete

8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.6 - Objective - Urban tree canopy cover > 8.2.6.3 - Policy – Tree health and infrastructure

Original Submission No	Submitter	Plan Change	Position	Decision Requested
728.6	Sutherlands Estates Limited	PC14	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network. How will compliance be measured? Will Council report on the compliance of the tree canopy rules and what projects the financial contributions go towards?
814.84	Carter Group Limited	PC14	Oppose	Oppose Policy 8.2.6.3. Seek that it is deleted.
819.3	Benrogan Estates Ltd	PC14	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.
820.3	Knights Stream Estates Ltd	PC14	Oppose	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.
823.77	The Catholic Diocese of Christchurch	PC14	Oppose	Delete
878.9	Transpower New Zealand Limited	PC14	Seek Amendment	Amend Policy 8.2.6.3 as follows: <u>"a. Ensure that trees on the development site are planted in a position appropriate to the tree type and in sufficient soil volume, width and depth to maximise the tree's healthy growth while avoiding adverse effects on strategic infrastructure. ..."</u>
903.6	Danne Mora Limited	PC14	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.

8 - Subdivision, Development and Earthworks > 8.3 - Administration

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.116	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete Section 6.10A and all associated provisions.

8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.1 - How to interpret and apply the rules

Original Submission No	Submitter	Plan Change	Position	Decision Requested
571.15	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
615.11	Analija Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.
814.85	Carter Group Limited	PC14	Oppose	Oppose 8.3.1 (e) and (f). Seek that it is deleted.
823.78	The Catholic Diocese of Christchurch	PC14	Oppose	8.3.1 e) and f). Delete
834.123	Kāinga Ora – Homes and Communities	PC14	Oppose	Clause 8.3.1(e)-(f) – how to apply to the rules Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.

8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.3 - Development and financial contributions

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.86	Carter Group Limited	PC14	Oppose	Oppose 8.3.3(b). Seek that it is deleted.
820.2	Knights Stream Estates Ltd	PC14	Oppose	Make clearer in the plan how the costs have been attributed and whether it is GST inclusive.
823.79	The Catholic Diocese of Christchurch	PC14	Oppose	Delete
834.124	Kāinga Ora – Homes and Communities	PC14	Oppose	Clause 8.3.3(b) – financial contributions Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.

8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.7 - Consent notice

Original Submission No	Submitter	Plan Change	Position	Decision Requested
571.16	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
615.12	Analijia Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.
728.7	Sutherlands Estates Limited	PC14	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network. How will compliance be measured? Will Council report on the compliance of the tree canopy rules and what projects the financial contributions go towards?
814.87	Carter Group Limited	PC14	Oppose	Oppose 8.3.7. Seek that it is deleted.
819.4	Benrogan Estates Ltd	PC14	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network. How will compliance be measured? Furthermore, will Council report on the compliance of the tree canopy rules and what projects the financial contributions go towards?
820.4	Knights Stream Estates Ltd	PC14	Oppose	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.
823.80	The Catholic Diocese of Christchurch	PC14	Oppose	Delete
834.125	Kāinga Ora – Homes and Communities	PC14	Support	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules
903.7	Danne Mora Limited	PC14	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.

8 - Subdivision, Development and Earthworks > 8.4 - Rules - Subdivision General Rules > 8.4.1 - General rules

Original Submission No	Submitter	Plan Change	Position	Decision Requested
720.46	Mitchell Coll	PC14	Seek Amendment	[Seeks that a]ll attached buildings to be subdivided under Unit Title and not Fee Simple.

8 - Subdivision, Development and Earthworks > 8.4 - Rules - Subdivision General Rules > 8.4.1 - General rules > 8.4.1.1 - Notification

Original Submission No	Submitter	Plan Change	Position	Decision Requested
398.4	Jan Mitchell	PC14	Seek Amendment	Where existing properties are to be subdivided /redeveloped/ intensified the affected neighbouring properties must have the right to decline consent.
814.88	Carter Group Limited	PC14	Support	Retain 8.4.1.1 as notified.
823.81	The Catholic Diocese of Christchurch	PC14	Support	Retain as notified.
834.127	Kāinga Ora – Homes and Communities	PC14	Support	Retain 8.4.1.1 as notified.

8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision

Original Submission No	Submitter	Plan Change	Position	Decision Requested
460.1	Golden Section Property	PC14	Oppose	[Retain operative subdivision rules] - No change to the subdivision rules to residential areas.
685.1	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Implement a requirement to have all residential units which are attached (touching in some way) to be subdivided under Unit Title and not Fee Simple.
814.89	Carter Group Limited	PC14	Support	Retain Rules 8.5 as notified.
823.82	The Catholic Diocese of Christchurch	PC14	Support	Retain as notified.

8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables

Original Submission No	Submitter	Plan Change	Position	Decision Requested
29.3	Malcolm Leigh	PC14	Seek Amendment	<p>Subdivision application for existing or proposed dwellings should consider:</p> <ul style="list-style-type: none"> • traffic effects; • demographic changes; • loss of trees; • sufficiency of recreational facilities; • stormwater effects; • degradation of local visual character; and • network utilities capacity.

123.2	Murray Walsh	PC14	Seek Amendment	<p>Introduce a resource consent requirement as a restricted discretionary activity to help us better protect Character Areas. The following rules are proposed:</p> <p>Proposed Subdivision Rules</p> <table border="1"> <thead> <tr> <th></th> <th>Activity within a Character Area Overlay</th> <th>Activity if not in a Character Area Overlay</th> </tr> </thead> <tbody> <tr> <td></td> <td>Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the underlying Zone requirement.</td> <td>400m2 proposed for the Medium Density Residential Zone or 300m2 proposed for the High Density Residential Zone</td> </tr> <tr> <td></td> <td>In High Density Zone – 400m2.</td> <td></td> </tr> </tbody> </table>		Activity within a Character Area Overlay	Activity if not in a Character Area Overlay		Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the underlying Zone requirement.	400m2 proposed for the Medium Density Residential Zone or 300m2 proposed for the High Density Residential Zone		In High Density Zone – 400m2.	
	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay											
	Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the underlying Zone requirement.	400m2 proposed for the Medium Density Residential Zone or 300m2 proposed for the High Density Residential Zone											
	In High Density Zone – 400m2.												
315.10	Denis Morgan	PC14	Seek Amendment	Any subdivision of Lot 3 DP27773 [should be] restricted to no more than one residential unit accessing easement 192726.									
834.117	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete Section 6.10A and all associated provisions.									

8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.1 - Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
297.36	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.

8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.2 - Controlled activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
184.13	University of Canterbury	PC14	Seek Amendment	Amendment to the standard 14.5.2.1 to align with the MDRS;

				Or if no density standard is provided then: standard (b) of [8.5.1.2] (C9) should be removed.
377.7	Toka Tū Ake EQC	PC14	Support	Support 8.5.1.2 hazard constraints being included as matters of control of subdivision to create allotments within the Medium and High Density Residential Zones.
834.128	Kāinga Ora – Homes and Communities	PC14	Support	Retain C8 and C9 as notified
842.19	Fire and Emergency	PC14	Not Stated	[8.5.1.2 Controlled Activities C8] Retain as notified.
842.20	Fire and Emergency	PC14	Not Stated	[8.5.1.2 Controlled Activities C9] Retain as notified.
842.21	Fire and Emergency	PC14	Not Stated	[8.5.1.2 Controlled Activities C10] Retain as notified.
914.22	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Amend 8.5.1.2 C2A to allow for the conversion of tenure where there are existing buildings
914.23	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Amend 8.5.1.2 C2B to remove the reference to “repair and build of multi unit residential complexes”.

8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
297.37	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
751.32	Christchurch City Council	PC14	Seek Amendment	[Amend 8.5.1.3 RD2 column 4 to] say "where the site is <u>in</u> the" not "where the site is the".
751.33	Christchurch City Council	PC14	Seek Amendment	[RD2: that the reference to] rule 8.7.15 [is amended] to 8.7.13.
751.34	Christchurch City Council	PC14	Seek Amendment	Add to – “RD2a.a.i. – for breach of Rule 8.6.1 – minimum net site area and dimension: Rule 8.8.11”; add " and Rule 8.8.12.b for Residential Heritage Areas where 8.6.1 Table 1 a.c. and f.a. standards are not met ".
834.12	Kāinga Ora – Homes and Communities	PC14	Support	RD 11 Subdivision of land 1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter. 3. Retain the Sites of Cultural Significance qualifying matter.
834.16	Kāinga Ora – Homes and Communities	PC14	Support	1. Retain the Sites of Ecological Significance qualifying matter.

				2. Retain the Outstanding and Significant Natural Features qualifying matter. 3. Retain the Sites of Cultural Significance qualifying matter
834.129	Kāinga Ora – Homes and Communities	PC14	Support	Retain RD2(c) and RD2A as notified.
903.24	Danne Mora Limited	PC14	Support	Support the removal of RD15

8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.4 - Discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
903.25	Danne Mora Limited	PC14	Support	Support the removal of D5

8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.5 - Non-complying activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
903.26	Danne Mora Limited	PC14	Support	Support the removal of NC8

8 - Subdivision, Development and Earthworks > 8.6 - Activity standards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
98.3	Hilton Smith	PC14	Seek Amendment	[Re: Character Areas] Proposes to introduce a resource consent requirement as a restricted discretionary activity.
99.3	Ezzie Smith	PC14	Not Stated	[Re: Character Areas] Proposes to make development in character areas a restricted discretionary activity.
460.2	Golden Section Property	PC14	Oppose	[Retain operative standards] - No change to the subdivision rules to residential areas.

665.6	Lawrence & Denise May	PC14	Seek Amendment	<p>[That the following proposed changes are adopted]:</p> <p>Proposed Subdivision Rules</p> <table border="1" data-bbox="982 248 1818 688"> <tr> <td data-bbox="982 248 1415 688"> <p>Activity within a Character Area Overlay Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the underlying Zone requirement.</p> <p>In High Density Zone – 400m2.</p> </td> <td data-bbox="1415 248 1818 688"> <p>Activity if not in a Character Area Overlay 400m2 proposed for the Medium Density Residential Zone or 300m2 proposed for the High Density Residential Zone</p> </td> </tr> </table>	<p>Activity within a Character Area Overlay Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the underlying Zone requirement.</p> <p>In High Density Zone – 400m2.</p>	<p>Activity if not in a Character Area Overlay 400m2 proposed for the Medium Density Residential Zone or 300m2 proposed for the High Density Residential Zone</p>	
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698.5	Ann-Mary & Andrew Benton	PC14	Seek Amendment	<p>In recognition of the status of a Qualifying Matter, we propose introducing a resource consent requirement as a restricted discretionary activity, to help us better protect Character Areas. While some infill development will be allowed, we will have more ability to decline a resource consent where the design of a new house, or changes to an existing house, aren't in keeping with the Character Area.</p> <p>Subdivision will also be more restrictive, depending on the zone and area. For example, within a certain Character Area an additional house may be allowed on an existing site, or to the rear on a new site, but it may be limited to between five and eight metres (one or two storeys, depending on building design). It may require a larger garden and existing trees to be retained, with the house or houses set further back from the street and other boundaries than would be allowed for in a general suburban area.</p> <p>Rules for the Character Areas will differ depending on the character values of each area, as well as the District Plan zone in which the character area is located. The character values that are already being used to assess any development designs submitted to us are proposed to remain the same.</p> <p>Proposed Rules (Medium Density Residential Zone)</p> <table border="1" data-bbox="835 1425 1818 1500"> <thead> <tr> <th data-bbox="835 1425 1031 1500">Activity Status</th> <th data-bbox="1031 1425 1446 1500">Activity within a Character Area Overlay</th> <th data-bbox="1446 1425 1818 1500">Activity if not in a Character Area Overlay</th> </tr> </thead> </table>	Activity Status	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay
Activity Status	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay					

				Permitted	Within any Character Area Overlay, the interior conversion of an existing residential unit into two residential units.	No equivalent rule – no density limit	
				Controlled	<p>In a Character Area Overlay,</p> <p>a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is:</p> <p>i. less than 5 metres in height; and</p> <p>ii. meets the built form standards applicable to the Character Area Overlay within which it is located.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>		
				Restricted Discretionary	Residential units in the Character Area Overlay that do not meet Rule 14.5.3.2.7 – Number of residential units per site – maximum of 2 residential units per site.	No density limit.	
				Restricted Discretionary	<p>Within a Character Area Overlay:</p> <p>a. The demolition or removal of a building greater than 30m² on the site, relocation of a building onto the site, erection of new buildings and</p>		

				<p>alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development.</p> <p>b. This rule does not apply:</p> <p>i. where 14.5.3.1.2 C1 applies.</p> <p>ii. to fences that meet the applicable built form standard 14.5.3.2.12 for that Character Area;</p> <p>iii. to accessory buildings that are less than 30m² and located to the rear of the main residential unit on the site and are less than 5 metres in height;</p> <p>iv. to fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space.</p> <p>c. Activities that do not meet Built Form standard 14.5.3.2.6.</p> <p>d. Any application arising from this rule shall not be limited or publicly notified.</p>		
				<p>Building height controls (dependent on the area, but the current Character Areas have 7m and 5.5 height limits proposed)</p>	In most places, 11 metres	

				<p>Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including:</p> <ul style="list-style-type: none">- the width of building frontages- landscaping- setbacks (larger than typical)- building coverage- outdoor living space requirements- minimum glazing facing the street- fencing- garaging and car ports- building separation <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow.</p> <p>If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>	
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				<p>Proposed Subdivision Rules</p> <table border="1"> <thead> <tr> <th></th> <th>Activity within a Character Area Overlay</th> <th>Activity if not in a Character Area Overlay</th> </tr> </thead> <tbody> <tr> <td></td> <td> <p>Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the underlying Zone requirement.</p> <p>In High Density Zone – 400m2.</p> </td> <td> <p>400m2 proposed for the Medium Density Residential Zone or</p> <p>300m2 proposed for the High Density Residential Zone</p> </td> </tr> </tbody> </table>		Activity within a Character Area Overlay	Activity if not in a Character Area Overlay		<p>Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the underlying Zone requirement.</p> <p>In High Density Zone – 400m2.</p>	<p>400m2 proposed for the Medium Density Residential Zone or</p> <p>300m2 proposed for the High Density Residential Zone</p>
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8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension

Original Submission No	Submitter	Plan Change	Position	Decision Requested
57.2	Debbie Smith	PC14	Oppose	Amend 8.6.1-Minimum net site area and dimension to increase the minimum land size and site dimension requirements
61.15	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Amend 14.6.1 by requiring High Density Residential development to have a minimum of a 400sq m site to be able to subdivide as set out in the operative District Plan
193.8	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	Retain the increased minimum net site area for the Heritage Areas as proposed
209.2	Lauren Roberts	PC14	Seek Amendment	Provide for more flexibility on allotment sizes.
242.6	Property Council New Zealand	PC14	Support	Support the proposed plan change having minimum subdivision on vacant sites in mediumdensity residential zones as 400m2, and in high density residential zones as 300m2.
242.8	Property Council New Zealand	PC14	Support	The current commercial centre subdivision proposal is for statusquo which we also support.

257.1	Cashmere Developments Ltd	PC14	Seek Amendment	<p>Remove the maximum number of residential allotment standards set out in Rules 8.6.1 and 8.6.11 that apply to the Outline Development Plan ‘Cashmere and Worsleys’.</p> <p>Plan Change 14 proposes to continue to apply Rules 8.6.1 and 8.6.11, even though Plan Change 14 rezones the majority of the undeveloped residential land within ‘Cashmere and Worsleys’ as Future Urban Zone.</p> <p>The standards proposed to be removed are shown with strikethrough below:</p> <p>Rule 6.8.1 Minimum Net Site Area and Dimension, Table 1: Minimum net site area - residential zones, a. Medium Density Residential Zone:</p> <p>Additional Standards:</p> <ul style="list-style-type: none"> ▪ <i>b. In the Cashmere and Worsleys area (shown at Appendix 8.10.7 8.10.6):</i> <ul style="list-style-type: none"> • <i>i. no more than 380 residential allotments shall be created or enabled by subdivision.</i> • <i>ii. No more than 380 residential units shall be created or enabled by subdivision.</i> • <i>c. The historic stonewalled drain shown at Appendix 8.10.6(d) shall be protected.</i> <p>Rule 8.6.11: Additional Standards for the Future Urban Zone, Table 8: Minimum and Maximum net site areas for allotments, c. Within the Cashmere and Worsleys area (Appendix 8.10.6):</p> <p>Net Site Area:</p> <ul style="list-style-type: none"> • <i>a. No more than 380 residential allotments shall be created or enabled by subdivision;</i> • <i>b. No more than 380 residential units shall be created or enabled by subdivision.</i> • <i>c. The historic stonewalled drain shown at Appendix 8.10.6(d) shall be protected.</i>
272.2	Caitriona Cameron	PC14	Seek Amendment	<p>The proposal should facilitate coherent residential planning, rather than allow a solely market-driven approach (which risks ‘lowest common denominator’ development). Specifically increase minimum plot sizes for plots with 3+ storey residential buildings</p>

289.2	Cody Cooper	PC14	Seek Amendment	Amend the minimum section size to be less than as currently proposed.
360.2	Rebecca West	PC14	Seek Amendment	Increase the minimum land size, and minimum street facing site dimension [in the High Density Residential Zone]
381.22	Kate Gregg	PC14	Seek Amendment	[That the] minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the underlying Zone requirement.
381.23	Kate Gregg	PC14	Support	[That], for activities located outside a Character Area ,the net site area standards [are] amended to a minimum of 400m2.
465.5	Stuart Roberts	PC14	Oppose	[Do not allow 400m2 for MRZ (a)] - Minimum subdivisible section size at 450 sqm for MRZ and current (not proposed) size for HRZ
653.7	David McLauchlan	PC14	Seek Amendment	Set a minimum net site area standard for developments [e.g., 2,000m2] that allows for permanent and larger green space areas.
681.5	Andrew McCarthy	PC14	Seek Amendment	[Table 1.b. Medium Density Residential Zone - Residential Hills Precinct] That the minimum allotment size is reduced to 575m2.
681.6	Andrew McCarthy	PC14	Seek Amendment	Amend Rule 8.6.1.c to: Allotments in the Residential Medium Density Zones, and High Density Residential Zones shall include a plan demonstrating that a permitted residential unit can be located on any new allotment, including in relation to recession planes, unit size, access, outdoor living space, and floor level requirements; or for any vacant allotment created it shall have a consent notice pers 221 of the RMA attached restricting future subdivision to 2 units if the allotment is less than 60% of the minimum vacant allotment for that zone or 1 unit if the allotment is less than 30% of the minimum vacant allotment size for that zone.
681.7	Andrew McCarthy	PC14	Seek Amendment	Delete Table 1.b. Additional Standards, c. i and ii [minimum building area and curtilage area]
695.11	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	Provide an additional exclusion clause, whereby land which is held as Māori Land 1 and is in the Lyttelton Residential Heritage Area (RHA) and zoned Residential Banks Peninsula is exempt from complying with f. sub-clause a. under table 1 (minimum net site area-residential zones).
701.4	Ian McChesney	PC14	Seek Amendment	Increase minimum plot sizes for plots with 3+ storey residential buildings.
737.2	Christian Jordan	PC14	Seek Amendment	There should be no minimum section size for a vacant lot in any urban residential zone if a compliant house can be shown to fit (no requirement for consent or actual building for title to be issued).
751.28	Christchurch City Council	PC14	Seek Amendment	Remove reference[s to 'Low Density Residential Airport Influence Zone and the Low Density Residential Airport Influence Zone'] and ensure correct reference to RS, RSDT, and the Airport Noise Influence Area is made.
751.30	Christchurch City Council	PC14	Seek Amendment	Amend [c.] to " <u>Within the Residential Hills Precinct in the Medium Density Residential Zone the allotment shall...</u> "

751.69	Christchurch City Council	PC14	Seek Amendment	Amend subdivision standards for sites within the Riccarton Bush Interface Area (8.6.1):- 450m2 minimum allotment size, removing zero allotment size for existing or proposed dwellings.
769.1	Megan Power	PC14	Support	[Supports] in general the following provisions: Chapter 8 Subdivision 8.6.1 Minimum net site area and dimension, Table 1, a., Additional Standards
778.6	Mary O'Connor	PC14	Seek Amendment	Would like to see a minimum size plot that three buildings of three storeys can be built on, that is also dependant on the shape of the plot.
814.90	Carter Group Limited	PC14	Oppose	Oppose 8.6.1 Table 1. Seek that it is deleted.
814.91	Carter Group Limited	PC14	Support	Retain 8.6.1 Tables 2-5 as notified.
823.83	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Table 1
823.84	The Catholic Diocese of Christchurch	PC14	Support	Table 2 -4 Min net site areas - other zones. Retain the changes as proposed to Rule 8.6.1 Tables 2 - 5.
834.130	Kāinga Ora – Homes and Communities	PC14	Oppose	Amend clause 8.63.1(c) as follows: <u>The creation of vacant allotments that do not contain an existing or consented residential unit</u> Allotments in the Medium Density (<u>including MRZ Hills</u>), and High Density Residential Zones, shall have accommodate a <u>minimum dimension shape factor of 10m 8m x 15m. Within the Medium Density Residential (Residential Hills Precinct) Zone the allotment shall have a minimum dimension of 17m x 12m.</u> <u>This shape factor shall be located outside of:</u> <u>1. Land which may be subject to instability or is otherwise geotechnically unsuitable;</u> <u>2. Any existing or proposed easement areas required for access or services purposes;</u> <u>3. Network Utilities, including private and public lines.</u>
834.131	Kāinga Ora – Homes and Communities	PC14	Oppose	Table 1 – Minimum net site area Clause (a) and (c) Table 6 – Allotments with existing or proposed buildings. Delete Table 1 and Table 6.

852.6	Christchurch International Airport Limited (CIAL)	PC14	Seek Amendment	<p>Amend Rule 8.6.1.a. as follows:</p> <p>Minimum net site area and dimension</p> <p>a. Allotments in the Residential Suburban, Residential Hills, Residential Large Lot Residential, Open Space Metropolitan Facilities (golf courses, Riccarton Racecourse and Wilding, Western, Kearneys and Christchurch Parks) and the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area Low Density Residential Airport Influence Zones shall have a minimum dimension of 16m x 18m.</p> <p>Amend Table 1 Minimum net site area - residential zones by deleting clause d and e that refer to the "Low Density Residential Airport Influence Zone" and the "Low Density Residential Airport Influence Zone - Airport Influence Density Precinct".</p> <p>Amend Table 6 "Allotments with existing or proposed buildings" clauses a and b by removal of the references to the "Low Density Residential Airport Influence Zone" and the "Low Density Residential Airport Influence Zone-Airport Influence Density Precinct".</p>
855.25	Lendlease Limited	PC14	Seek Amendment	Amend Table 2 of 8.6.1 to include reference to the Metropolitan Centre Zone.
879.3	Rutherford Family Trust	PC14	Seek Amendment	Remove Additional Standard (b) from Table 1, line (i) in 8.6.1
881.6	Red Spur Ltd	PC14	Seek Amendment	<p>[Seeks that council amend Rule 8.6.1 to read as follows]</p> <p>(Amendments sought highlighted yellow)</p> <p>In the Residential Hills/Medium Density Residential Zone – Residential Hills Precinct, the minimum net site area should be;</p> <p>650m² for a vacant allotment except that in the Residential Hills (Redmund Spur) Precinct, a maximum of 15% of vacant lots for the entire Precinct shall have a minimum lot size of 400m²</p>
881.7	Red Spur Ltd	PC14	Seek Amendment	<p>[Seeks that council amend Rule 8.6.1(h) as follows]</p> <p>(Amendments sought highlighted yellow)</p>

				Additional standards e. In the Residential Mixed Density Precinct – Redmund Spur: i. the minimum allotment sizes shall be 650m², however a minimum of 30% of sites shall have a minimum of 1,500m²; and ii. the maximum number of allotments shall be 400.
1048.15	Cameron Matthews	PC14	Seek Amendment	I oppose the proposed Residential Heritage Areas. I think they shouldn't be Qualifying Matters and should all be removed from the plan, including, but not limited to, [Rule] 8.6.1 [Table 1 - Minimum net site area - Residential Zones].

8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.2 - Allotments with existing or proposed buildings

Original Submission No	Submitter	Plan Change	Position	Decision Requested
209.3	Lauren Roberts	PC14	Seek Amendment	Provide for more flexibility on allotment sizes.
728.8	Sutherlands Estates Limited	PC14	Seek Amendment	Amend the standard to make it clear that there is no minimum allotment size in the FUZ zone around existing buildings
751.29	Christchurch City Council	PC14	Seek Amendment	Remove reference[s to 'Low Density Residential Airport Influence Zone and the Low Density Residential Airport Influence Zone'] and ensure correct reference to RS, RSdT, and the Airport Noise Influence Area is made.
819.5	Benrogan Estates Ltd	PC14	Seek Amendment	Amend the standard to make it clear that there is no minimum allotment size in the FUZ zone around existing buildings.
820.5	Knights Stream Estates Ltd	PC14	Oppose	Amend the standard to make it clear that there is no minimum allotment size in the FUZ zone around existing buildings.
855.26	Lendlease Limited	PC14	Seek Amendment	Amend Table 6 of 8.6.2 to include reference to the Metropolitan Centre Zone.
881.8	Red Spur Ltd	PC14	Seek Amendment	[Seeks that council add the following in Rule 8.6.2] (Amendments sought highlighted yellow) j. Allotments with existing or proposed buildings in the Residential Hills/ Medium Density Residential Zone - Residential Hills (Redmund Spur) Precinct - no minimum net site area.
903.28	Danne Mora Limited	PC14	Seek Amendment	Amend the standard to make it clear that there is no minimum allotment size in the FUZ zone around existing buildings.

914.12	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Amend the standard 8.6.2 to make it clear that there is no minimum allotment size in the FUZ zone around existing buildings.
916.8	Milns Park Limited	PC14	Seek Amendment	Amend 8.6.2 to make it clear that there is no minimum allotment size in the FUZ zone around existing buildings

8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.3 - Access

Original Submission No	Submitter	Plan Change	Position	Decision Requested
276.30	Steve Burns	PC14	Seek Amendment	That provisions are made for widening main transport routes to enable access.
276.31	Steve Burns	PC14	Seek Amendment	That provisions are made for widening main transport routes to enable access.

8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.4 - Roads

Original Submission No	Submitter	Plan Change	Position	Decision Requested
112.19	Nikki Smetham	PC14	Seek Amendment	[Require] a wider minimum berm size in road reserves.

8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.8 - Wastewater disposal

Original Submission No	Submitter	Plan Change	Position	Decision Requested
903.29	Danne Mora Limited	PC14	Support	Support the deletion of (e)

8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.11 - Additional standards for the Future Urban Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
879.5	Rutherford Family Trust	PC14	Seek Amendment	Remove reference to the Moncks Spur Development Area in 8.6.11 (b)(iv) Remove Row (D) in table 8 in Rule 8.6.11 (d).

8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.13 - Neighbourhood plan - East Papanui

Original Submission No	Submitter	Plan Change	Position	Decision Requested
903.30	Danne Mora Limited	PC14	Seek Amendment	Amend the standard to remove Meadowlands Exemplar Overlay specific terms such as Neighbourhood Plan and Context and Site Analysis.
903.31	Danne Mora Limited	PC14	Support	Support the deletion of references to the Meadowlands Exemplar Overlay.

8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.15 - North Halswell

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.88	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the Industrial Interface Qualifying Matter and all associated provisions.
903.32	Danne Mora Limited	PC14	Oppose	Delete Activity Standard 8.6.15
916.9	Milns Park Limited	PC14	Oppose	Delete Activity Standard 8.6.15

8 - Subdivision, Development and Earthworks > 8.7 - Rules as to matters of control - subdivision > 8.7.4 - General matters > 8.7.4.3 - Servicing and infrastructure

Original Submission No	Submitter	Plan Change	Position	Decision Requested
806.12	Te Tāhuhu o te Mātaraanga (Ministry of Education)	PC14	Seek Amendment	Seek amendment to Matters of Discretion: Add wording: <u>p. Whether the development is supported by additional infrastructure as defined by the National Policy Statement for Urban Development (NPS-UD)</u>

8 - Subdivision, Development and Earthworks > 8.7 - Rules as to matters of control - subdivision > 8.7.5 - Additional matters - industrial zones

Original Submission No	Submitter	Plan Change	Position	Decision Requested
571.17	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
615.13	Analijia Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.

8 - Subdivision, Development and Earthworks > 8.7 - Rules as to matters of control - subdivision > 8.7.12 - Tree canopy cover and financial contributions

Original Submission No	Submitter	Plan Change	Position	Decision Requested
571.18	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
615.14	Analijja Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.
814.92	Carter Group Limited	PC14	Oppose	Oppose 8.7.12. Seek that it is deleted.
823.85	The Catholic Diocese of Christchurch	PC14	Oppose	Delete
834.118	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete Section 6.10A and all associated provisions.
834.126	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.

8 - Subdivision, Development and Earthworks > 8.7 - Rules as to matters of control - subdivision > 8.7.13 - Additional matters - Medium and High Density Residential Zones in North Halswell

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.89	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the Industrial Interface Qualifying Matter and all associated provisions.
903.33	Danne Mora Limited	PC14	Oppose	Delete Matter of Control 8.7.13
916.10	Milns Park Limited	PC14	Seek Amendment	Delete Matter of Control 8.7.13

8 - Subdivision, Development and Earthworks > 8.8 - Rules as to matters of discretion - subdivision > 8.8.3 - Roads

Original Submission No	Submitter	Plan Change	Position	Decision Requested
874.30	Daresbury Ltd	PC14	Oppose	[Regarding 8.8.3 b] [Seeks that council delete this rule]

8 - Subdivision, Development and Earthworks > 8.8 - Rules as to matters of discretion - subdivision > 8.8.9 - Additional matters - Future Urban Zone > 8.8.9.3 - Movement networks

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

8 - Subdivision, Development and Earthworks > 8.8 - Rules as to matters of discretion - subdivision > 8.8.12 - Natural and cultural heritage

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.35	Christchurch City Council	PC14	Seek Amendment	Rule 8.8.12b – add Heritage area in four places as underlined: Where the subdivision is of land which includes a heritage item, or heritage setting <u>or heritage area</u> listed in Appendix 9.3.7.2 or Appendix 9.3.7.3 : i. The extent to which the subdivision has regard to, or is likely to detract from, the heritage values of the heritage item, or heritage setting, <u>or heritage area</u> or adversely affect the likely retention and use <u>or adaptive reuse</u> of the heritage item; ii. The extent to which heritage items, or heritage settings <u>or heritage areas</u> are to be integrated into the future development of the land being subdivided; iii. Any measures relevant to the subdivision included in a conservation plan Whether the proposal is supported by an expert heritage report(s) which provides for the ongoing retention, use or adaptive reuse, conservation and maintenance of the heritage item, and heritage setting or heritage area.

8 - Subdivision, Development and Earthworks > 8.8 - Rules as to matters of discretion - subdivision > 8.8.13 - All rural zones

Original Submission No	Submitter	Plan Change	Position	Decision Requested
916.11	Milns Park Limited	PC14	Oppose	Delete 8.8.13 Additional Matters Subdivision in the Medium and High Density Residential Zones at North Halswell

8 - Subdivision, Development and Earthworks > 8.8 - Rules as to matters of discretion - subdivision > 8.8.15 - Future Urban Zone Outline Development Plans - East Papanui

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.36	Christchurch City Council	PC14	Seek Amendment	[Title] should be changed from "Plans" to "Plan."
903.34	Danne Mora Limited	PC14	Seek Amendment	Delete Matter of Discretion 8.8.15, 8.8.15.1(b), 8.8.15.5(a)(i) where it applies to the North Halswell ODP, 8.15.6(g) where it applies to the South West Stormwater Management Plan, 8.8.15.7, 8.8.15.12, 8.8.15.11(c) where it refers to the exemplar area,

8 - Subdivision, Development and Earthworks > 8.8 - Rules as to matters of discretion - subdivision > 8.8.17 - Additional matters - Subdivision in the Medium and High Density Residential Zones at North Halswell

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.90	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the Industrial Interface Qualifying Matter and all associated provisions.
903.35	Danne Mora Limited	PC14	Oppose	Delete 8.8.13 Additional Matters-Subdivision in the Medium and High Density Residential Zones at North Halswell

8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks

Original Submission No	Submitter	Plan Change	Position	Decision Requested
89.3	Andrew Evans	PC14	Seek Amendment	Amend Rules in Clause 8.9 to enable greater volumes of earthworks to be undertaken without resource consent.
814.93	Carter Group Limited	PC14	Support	Retain the Rules in 8.9 as notified.
823.86	The Catholic Diocese of Christchurch	PC14	Support	Retain as notified.
874.9	Daresbury Ltd	PC14	Support	Seeks council retains the '8.9-Rules - Earthworks' as proposed.

8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks > 8.9.2 - Activity status tables > 8.9.2.1 - Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
193.9	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	Retain P1 [activity specific standard i] as proposed
685.28	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[Increase maximum depth and maximum volume[s] in Table 9]
720.6	Mitchell Coll	PC14	Seek Amendment	Seeks increasing the thresholds [earthworks volume and depth] limits to a much higher level or at least streamlining the process for these simple resource consents.
751.37	Christchurch City Council	PC14	Seek Amendment	Change 8.9.2.1.P1 i as notified to read: Where Earthworks shall not occur within 5 metres of a heritage item, or within the footprint of a heritage item which is otherwise subject to exemption 8.9.3.a.iv., or above the volumes contained in Table 9 within a heritage setting listed in Appendix 9.3.7.2, details of temporary protection measures to be put in place to mitigate potential physical effects on the heritage item must be provided to Council's Heritage team for comment at least 5 working days prior to the works commencing.
762.16	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[Increase] the current restrictive maximum earthwork limits to a higher level that is reflective of the increased size of developments.
834.132	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Amend Table 9(d) so the maximum volume is 50m³250m³ [sic] / site net fill above existing ground level
855.27	Lendlease Limited	PC14	Seek Amendment	Amend Table 9 of 8.9.2.1 to include reference to the Metropolitan Centre Zone.
877.20	Otautahi Community Housing Trust	PC14	Seek Amendment	[Regarding 8.9.2.1] Amend Table 9(d) so the maximum volume is 250m³ / site net fill above existing ground level

Original Submission No	Submitter	Plan Change	Position	Decision Requested
30.6	Doug Latham	PC14	Seek Amendment	Amend Rule 8.9.2.1, Table 9 Maximum volumes – earthworks to increase the 20m ³ threshold for residential sites. Could add standard controls, e.g. having a sediment control plan in place within the permitted activity status.

8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks > 8.9.2 - Activity status tables > 8.9.2.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.13	Kāinga Ora – Homes and Communities	PC14	Support	RD5 Earthworks 1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter. 3. Retain the Sites of Cultural Significance qualifying matter.
834.17	Kāinga Ora – Homes and Communities	PC14	Support	1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter. 3. Retain the Sites of Cultural Significance qualifying matter.

8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks > 8.9.3 - Exemptions

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.82	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain amendment to a.xii]
751.38	Christchurch City Council	PC14	Seek Amendment	1. Change 8.9.3.a iv as notified to: <u>Where the building is a heritage item, or earthworks occur within 5 metres of a heritage item, the activity standard in 8.9.2.1 P1 i. applies.</u>

- | | | | | |
|--|--|--|--|---|
| | | | | 2. Change 8.9.3.a.xii as notified to: <u>This exemption does not apply to Where earthworks in public spaces occur within 5 metres of a heritage item or above the volumes contained in Table 9 in a heritage setting which are subject to the activity standard in 8.9.2.1 P1 i. applies</u> |
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8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks > 8.9.5 - 8.9A Rules - Development and Activities in Waste Water Constraint Areas

Original Submission No	Submitter	Plan Change	Position	Decision Requested
212.6	The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)	PC14	Seek Amendment	Support but seek clarification that the rule only applies when the volume of wastewater discharged is or could be increased and is therefore not applicable to smaller scale activities that do not affect wastewater discharge volumes.

8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks > 8.9.5 - 8.9A Rules - Development and Activities in Waste Water Constraint Areas > 8.9.5.3 - 8.9A.3 Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
805.22	Waka Kotahi (NZ Transport Agency)	PC14	Support	[Generally supports] the intent of the Waste Water Constraints Areas Overlay (Vacuum Sewers) as a qualifying matter. [The submitter seeks this to be] retain[ed] as notified.

8 - Subdivision, Development and Earthworks > 8.10 - Appendices > 8.10.4 - Appendix - North Halswell Outline Development Plan

Original Submission No	Submitter	Plan Change	Position	Decision Requested
118.2	Spreydon Lodge Limited	PC14	Seek Amendment	Delete reference to main street at Clause 8.10.4.C (a)(i) 'Development Form and Design' as follows: 8.10.4.C Development Form and Design

				<p>a. The following design elements and features are relevant considerations in exercising control over thematters in Rules 8.7.1 - 8.7.4 or the matters for discretion in 8.8. They are not requirements for thepurposes of Rule 8.6.11(a) or Rule 14.12.2.16.</p> <p>i. This development area new neighbourhood is to be established around the Key Activity Centre(zoned Commercial Core-Town centre) proposed as a mixed use village centred focused around a main street. This will form a focus for the community.</p>
740.2	Woolworths	PC14	Seek Amendment	Amend the zoned boundaries and North Halswell ODP associated with the Town Centre Zone and High Density Residential Zone
751.31	Christchurch City Council	PC14	Seek Amendment	Remove note [that makes reference] to Planchange 10 and Meadowlands.
903.13	Danne Mora Limited	PC14	Seek Amendment	<ul style="list-style-type: none"> Retain the current boundaries of North Halswell Outline Development Plan Area, where it relates to residentially zoned land AND remove Quarrymans Trail from the ODP.
903.14	Danne Mora Limited	PC14	Support	We support the removal of thereferences to the MeadowlandsExemplar Overlay
903.15	Danne Mora Limited	PC14	Seek Amendment	Remove reference to Quarryman'sTrail as this has been constructedoutside of the ODP boundaries8.10.4 D(4)(g) and (h)
903.16	Danne Mora Limited	PC14	Seek Amendment	Update the ODP to reflect theupdated location of structuralelements such as roads, accesspoints and reserves
916.3	Milns Park Limited	PC14	Seek Amendment	Reinstate the current [Operative] North Halswell Outline Development Plan Area and boundaries so it includes all of the land that is residentially zoned land, and not just some of it.

8 - Subdivision, Development and Earthworks > 8.10 - Appendices > 8.10.7 - Appendix - Moncks Spur Development Plan

Original Submission No	Submitter	Plan Change	Position	Decision Requested
879.4	Rutherford Family Trust	PC14	Seek Amendment	Remove appendix 8.10.7.

8 - Subdivision, Development and Earthworks > 8.10 - Appendices > 8.10.18 - Appendix - North West Belfast Outline Development Plan

Original Submission No	Submitter	Plan Change	Position	Decision Requested
917.6	Belfast Village Centre Limited	PC14	Seek Amendment	Amend Appendix 8.10.18 or 8.10.19 North-West Belfast Outline Development Plan to extendthe North-West Belfast Commercial Centre across land at 40B Johns Road.

8 - Subdivision, Development and Earthworks > 8.10 - Appendices > 8.10.23 - Appendix - East Papanui Outline Development Plan

Original Submission No	Submitter	Plan Change	Position	Decision Requested
508.3	Michael Case	PC14	Seek Amendment	Amend Appendix 8.10.23 East Papanui Outline Development Plan (Area 5), and remove 8.10.23.D (2)(d) provision.
511.3	R.J Crozier	PC14	Seek Amendment	Amend Area 5 of 8.10.23 East Papanui Outline Development Plan to remove 8.10.23.D (2)(d) as it relates to Area 5.

9 - Natural and Cultural Heritage

Original Submission No	Submitter	Plan Change	Position	Decision Requested
57.1	Debbie Smith	PC14	Seek Amendment	Submitter seeks that the entirety of Chester Street East be included as Residential Heritage Area
225.6	Michael Dore	PC14	Seek Amendment	The History, Character and Heritage of our City of Christchurch should be protected at all costs
1071.1	Peebles Group Limited	PC14	Oppose	Delete/reject proposed amendments to definitions, policies, rules and assessment matters as they relate to heritage and retain the status quo in respect of these provisions.

9 - Natural and Cultural Heritage > 9.1 - Indigenous Biodiversity and Ecosystems > 9.1.4 - Rules > 9.1.4.1 - Activity status tables > 9.1.4.1.1 - Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.9	Kāinga Ora – Homes and Communities	PC14	Support	<ol style="list-style-type: none"> 1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter. 3. Retain the Sites of Cultural Significance qualifying matter.

9 - Natural and Cultural Heritage > 9.1 - Indigenous Biodiversity and Ecosystems > 9.1.4 - Rules > 9.1.4.1 - Activity status tables > 9.1.4.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.10	Kāinga Ora – Homes and Communities	PC14	Support	1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter 3. Retain the Sites of Cultural Significance qualifying matter.

9 - Natural and Cultural Heritage > 9.1 - Indigenous Biodiversity and Ecosystems > 9.1.4 - Rules > 9.1.4.1 - Activity status tables > 9.1.4.1.5 - Non-complying activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.11	Kāinga Ora – Homes and Communities	PC14	Support	1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter. 3. Retain the Sites of Cultural Significance qualifying matter.

9 - Natural and Cultural Heritage > 9.2 - Landscapes and Natural Character > 9.2.4 - Rules - Landscape overlays - outstanding natural features and landscapes > 9.2.4.1 - Activity status table

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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155.3	Trudi Bishop	PC14	Oppose	There should be no more development allowed on the Port Hills, adjacent to Bowenvale Reserve and in Banks Peninsula
834.14	Kāinga Ora – Homes and Communities	PC14	Support	<ol style="list-style-type: none"> 1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter. 3. Retain the Sites of Cultural Significance qualifying matter.

9 - Natural and Cultural Heritage > 9.3 - Historic heritage

Original Submission No	Submitter	Plan Change	Position	Decision Requested
182.3	Rosanne Hawarden	PC14	Seek Amendment	That Jane Deans Close be included as a Residential Heritage Area.
404.1	Lawrence Kiesanowsk	PC14	Support	Support plan change provisions to protect historic heritage
428.3	Sarah Wylie	PC14	Support	Support the protection of heritage areas
689.18	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Sub-Chapter 9.3 as notified]
695.5	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	[A]mend the provisions to enable Rāpaki Rūnanga to develop ancestral land within its takiwā to give effect to section 6 (e) of the RMA; and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.
700.1	Hilary Talbot	PC14	Support	[Re: Englefield Heritage Area] support the creation of the Heritage Area and the continuation of the character area with more stringent controls.
737.9	Christian Jordan	PC14	Seek Amendment	This plan review should not be used to remove any Historic Sites from the register even if the site is damaged or destroyed.
737.10	Christian Jordan	PC14	Seek Amendment	<p>Retain character areas across the city.</p> <p>These character areas should have recession plane, building height and setback rules similar to the operative plan</p>
1020.2	Chris Florkowski	PC14	Support	Support Residential Heritage Areas of Otautahi, Christchurch, which deserve special protection.
1021.1	Matty Lovell	PC14	Support	
1028.1	Rob Seddon-Smith	PC14	Seek Amendment	Seeks an effective means whereby any property within a heritage area may be developed, within reasonable limits defined by the area, the cost of assessment to be borne by Council.

1048.22	Cameron Matthews	PC14	Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1070.2	Danny Whiting	PC14	Oppose	Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions.
1072.3	Richard and Suzanne Peebles Peebles On Behalf Of R & S Peeble	PC14	Oppose	Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions.
1073.2	181 High Limited	PC14	Seek Amendment	Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions.
1085.3	Duncans Lane Limited	PC14	Oppose	Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions.

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.2 - Objective and policies

Original Submission No	Submitter	Plan Change	Position	Decision Requested
695.12	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	Provide an additional provision (e.g., policy) to support the exclusion of properties located in the Papa Kainga/Kāinga Nohoanga Zone on land which is held as Māori Land.

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.2 - Objective and policies > 9.3.2.1 - Objectives > 9.3.2.1.1 - Objective - Historic heritage

Original Submission No	Submitter	Plan Change	Position	Decision Requested
1009.2	Richard Abey-Nesbit	PC14	Support	The submitter supports limitation of heritage areas.

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.2 - Objective and policies > 9.3.2.2 - Policies

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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150.17	Ceres New Zealand, LLC	PC14	Seek Amendment	Add new Policy that better reflects and recognises significantly damaged heritage items (identified in the schedule created as part of point a above) which face significant challenges to their repair and reuse.
814.94	Carter Group Limited	PC14	Oppose	Oppose Policy 9.3.2.2. Seek that it is deleted.

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.2 - Objective and policies > 9.3.2.2 - Policies > 9.3.2.2.2 - Policy - Identification, assessment and scheduling of heritage areas

Original Submission No	Submitter	Plan Change	Position	Decision Requested
823.217	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Policy 9.3.2.2.2 Identification, assessment and scheduling of heritage areas.
1005.4	Kate Askew	PC14	Support	Supports Policy 9.3.2.2.2. Retain as notified.
1048.23	Cameron Matthews	PC14	Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas, including, but not limited to, [Policy] 9.3.2.2.2 - Identification, assessment and scheduling of heritage areas.
1069.2	Keri Whaitiri On Behalf Of Te Rito Trust & Malcolm Hattaway	PC14	Seek Amendment	Seek that the 'defining' and 'contributory' categories in Residential Heritage Areas are removed completely from the proposed new Policy Changes.
1069.3	Keri Whaitiri On Behalf Of Te Rito Trust & Malcolm Hattaway	PC14	Seek Amendment	Seeks that the full implications of the new 'Residential Heritage Areas' are disclosed and that these do not exceed the current provisions of the 'Residential Character Areas'.

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.2 - Objective and policies > 9.3.2.2 - Policies > 9.3.2.2.3 - Policy - Management of scheduled historic heritage

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.95	Carter Group Limited	PC14	Seek Amendment	Oppose Policy 9.3.2.2.3. Seek that the original policy is retained.
823.218	The Catholic Diocese of Christchurch	PC14	Oppose	Retain status quo.
874.10	Daresbury Ltd	PC14	Seek Amendment	[Regarding Policy 9.3.2.2.3 - Management of Scheduled Historic Heritage] Seeks to oppose the amendments to clause (a)(ii) of this policy.

1003.11	Melissa Macfarlane	PC14	Seek Amendment	Delete references to heritage areas in Policy 9.3.2.2.3. If required, instead include a new fit for purpose targeted policy for residential heritage areas that focuses on impact on the recognised values of the area, i.e. interwar Californian bungalows.
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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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
193.10	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	Retain Policy 9.3.2.2.5 as proposed
814.96	Carter Group Limited	PC14	Seek Amendment	Oppose Policy 9.3.2.2.5. Seek that the original policy is retained.
823.219	The Catholic Diocese of Christchurch	PC14	Oppose	Retain status quo.
1003.12	Melissa Macfarlane	PC14	Seek Amendment	Delete references to heritage areas in Policy 9.3.2.2.5. If required, instead include a new fit for purpose targeted policy for residential heritage areas that focuses on impact on the recognised values of the area, i.e. interwar Californian bungalow
1029.1	Tom Reece	PC13	Seek Amendment	Change the CCC policy for funding the restoration of historic property so the criteria for funding is based on value to its historic nature (the 'worth' of the building in its own right).

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.2 - Objective and policies > 9.3.2.2 - Policies > 9.3.2.2.8 - Policy - Demolition of heritage items

Original Submission No	Submitter	Plan Change	Position	Decision Requested
193.11	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Seek Amendment	the addition of a new clause in 9.3.2.2.8:vi. Should demolition be approved, whether the <u>setting should be retained/rescheduled as an open space heritage item.</u> Retain a.ii.
699.4	Christ's College	PC14	Oppose	Reject all notified changes to 9.3.2.2.8 Policy – Demolition of scheduled historic heritage
699.5	Christ's College	PC14	Seek Amendment	Refine 9.3.2.2.8 Policy – Demolition of heritage item

				(a) (ii) whether the extent of the work required to retain and/or repair the heritage item or building is of such a scale that the heritage values and integrity of the heritage item or building would be significantly compromised, <u>and the heritage item would no longer meet the criteria for scheduling in Policy 9.3.2.2.1;</u>
814.97	Carter Group Limited	PC14	Seek Amendment	Oppose Policy 9.3.2.2.8. Seek that the original policy is retained.
823.220	The Catholic Diocese of Christchurch	PC14	Oppose	Retain status quo.
825.4	Church Property Trustess	PC14	Oppose	[Retain status quo with regard to Policy 9.3.2.2.8- Demolition of scheduled historic heritage]. -
874.11	Daresbury Ltd	PC14	Seek Amendment	[Regarding Policy 9.3.2.2.8 - Demolition of scheduled historic heritage] Seeks to oppose the changes to clause (a)(ii) of this policy.
1003.13	Melissa Macfarlane	PC14	Seek Amendment	Delete references to heritage areas in Policy 9.3.2.2.8. If required, instead include a new fit for purpose targeted policy for residential heritage areas that focuses on impact on the recognised values of the area, i.e. interwar Californian bungalow

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.2 - Objective and policies > 9.3.2.2 - Policies > 9.3.2.2.10 - Policy - Incentives and assistance for historic heritage

Original Submission No	Submitter	Plan Change	Position	Decision Requested
1017.3	Jayne Smith	PC14	Support	
1028.3	Rob Seddon-Smith	PC14	Seek Amendment	Seeks an effective means of compensating property owners deemed to be of heritage value for the additional expenses incurred in maintenance and any loss of value as a result of the designation.
1035.3	Ben Hay-Smith	PC14	Seek Amendment	Seeks that heritage regulation should be accompanied by some sort of guarantee that a building or area of significance will actually receive the requisite funding to keep it in a good condition.

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.2 - Objective and policies > 9.3.2.2 - Policies > 9.3.2.2.11 - Policy - Future Work Programme

Original Submission No	Submitter	Plan Change	Position	Decision Requested
1028.4	Rob Seddon-Smith	PC14	Seek Amendment	Seeks that a date not more than 30 years hence whereby the heritage status of an area and the rules governing it should be reviewed or otherwise automatically removed.

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.3 - How to interpret and apply the rules

Original Submission No	Submitter	Plan Change	Position	Decision Requested
695.13	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	[A]n additional clause is requested, stating that: X. the rules in sub chapter 9.3 do not apply to any activity undertaken within a Papakāinga/Kāinga Nohoanga Zone on land which is held as Māori land
814.98	Carter Group Limited	PC14	Oppose	Oppose 9.3.3. Seek that all references to heritage areas are deleted.
823.221	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all references to heritage areas in Rule 9.3.3 "How to interpret and apply the rules".
1058.1	Christchurch City Council	PC13	Seek Amendment	Change wording to 'These <u>Heritage Area</u> rules do not apply to the Akaroa Township Heritage Area (HA1)...
1089.5	Christchurch Civic Trust	PC14	Seek Amendment	Include Princess Margaret Hospital buildings and site in the Schedule of Heritage buildings

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.4 - Rules - Historic heritage

Original Submission No	Submitter	Plan Change	Position	Decision Requested
242.21	Property Council New Zealand	PC14	Support	<p>[Support] intention of introducing resource consent requirements as a restricted discretionary activity to help protect Character Areas.</p> <p>However, given the scale of the proposal and introduction of 11 new residential heritage areas, we wish to highlight the importance of ensuring that Christchurch has sufficient development capacity. This can be achieved through enabling and encouraging greater height and density within high density zone precincts, town centres and metropolitan centres.</p>
749.7	Ryman Healthcare Limited	PC14	Not Stated	Seeks to ensure that the amendments to the controls under PC13 not more restrictive than the operative District Plan as it applies to 78 Park Terrace, 100-104 Park Terrace and 20 Dorest Street.

814.99	Carter Group Limited	PC14	Oppose	Oppose Rules in 9.3.4. Seek that all references to heritage areas within rule9.3.4, including (and in particular) rules RD6-RD8 are deleted.
823.222	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all references to heritage areas within rule 9.3.4, including (and in particular) rules RD6-RD8.
835.19	Historic Places Canterbury	PC14	Seek Amendment	The submitter supports the proposed simplification and clarification of the rules for heritage to help make them moreworkable, effective and easily understood. However, the submitter is concerned that the rules around consent to demolish contain no acknowledgement of thewaste generated through demolition, or the carbon retention benefits of embodied energy withinbuildings. It is the submitters contention that the carbon impact of granting a demolition consent needs to befactored into the decision making process and that the rules should be amended accordingly.Owners should also be required to provide information on the cost of demolition to allow a fairerassessment of the cost to them of retaining a listed building.
885.7	Peter Dyhrberg	PC14	Support	[Retain] the [rules relating to] Residential Heritage Areas.
1089.9	Christchurch Civic Trust	PC14	Seek Amendment	Amend Assessment Criteria for the demolition of Heritage Buildings to include an energy consumption and emissions‘whole of life’ audit be undertaken for building projects to establish costs to theenvironment of energy consumption and CO2 emissions
1089.10	Christchurch Civic Trust	PC14	Seek Amendment	Amend Assessment Criteria for building beside heritage items such as Hagley Park

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.4 - Rules - Historic heritage > 9.3.4.1 - Activity Status Tables

Original Submission No	Submitter	Plan Change	Position	Decision Requested
1048.24	Cameron Matthews	PC14	Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas, including, but not limited to, [Rule] 9.3.4.1 - Activity Status Tables.
1062.1	Alice Burnett On Behalf Of Hughes Developments Limited	PC14	Seek Amendment	Seek that the activity status for development in Residential Heritage Areas is made clearer.

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.4 - Rules - Historic heritage > 9.3.4.1 - Activity Status Tables > 9.3.4.1.1 - Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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150.21	Ceres New Zealand, LLC	PC14	Oppose	Delete the PC13 proposed changes to Rule 9.3.4.1.1 (P9).
150.22	Ceres New Zealand, LLC	PC14	Oppose	Delete the proposed activity P11 regarding works to monuments in church graveyards, and in cemeteries that are listed in Appendix 9.3.7.2.
150.23	Ceres New Zealand, LLC	PC14	Oppose	Delete the proposed activity P12 regarding the demolition or relocation of a neutral building or intrusive building.
150.24	Ceres New Zealand, LLC	PC14	Oppose	Delete the proposed changes to Matter of Discretion 9.3.6.1 - Heritage items and heritage settings.
193.12	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Oppose	Remov[e] P8
193.22	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	Retain [activity] P1 as proposed.
193.23	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	Retain [activity] P2 as proposed.
193.24	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	Retain [activity] P12 as proposed.
842.73	Fire and Emergency	PC14	Oppose	Regarding P2:

Fire and Emergency seek clarity as to whether an intrusive building within a residential heritage area would be subject to the activity specific standards set out in permitted activity rule 9.3.4.1.1.

Fire and Emergency request that the boundaries of RHA 2 are reduced to exclude the Fire and Emergency City Station site at 91 Chester Street East as shown in Figure 2 below.



Figure 2: Requested relief to remove 91 Chester Street East from RHA 2.

842.74	Fire and Emergency	PC14	Oppose	Regarding P3: Ensure that 91 Chester Street East is not subject to this control; remove site from RHA.
842.75	Fire and Emergency	PC14	Oppose	Regarding P12: Ensure that 91 Chester Street East is not subject to this rule; remove site from RHA.
842.76	Fire and Emergency	PC14	Oppose	Regarding P13: Ensure that 91 Chester Street East is not subject to this rule; remove site from RHA.
874.12	Daresbury Ltd	PC14	Oppose	[Regarding Rule 9.3.4.1.1 (P9)] Seeks to oppose the deletion of P9.
1017.2	Jayne Smith	PC14	Seek Amendment	I would like to see that we are not disadvantaged with any enhancements we could do to our homes around sustainable practices, or new innovations nor any disadvantages in maintenance or repairs to our homes because they sit in a different category to other home owners.

1092.3	Cambridge 137 Limited	PC14	Seek Amendment	Delete changes to Rule 9.3.4.1.1 (P9) and proposed deletion of P11 and P12.
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9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.4 - Rules - Historic heritage > 9.3.4.1 - Activity Status Tables > 9.3.4.1.2 - Controlled activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
193.14	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	Retain as proposed

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.4 - Rules - Historic heritage > 9.3.4.1 - Activity Status Tables > 9.3.4.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
150.18	Ceres New Zealand, LLC	PC14	Seek Amendment	Add new activity (RD9) to the rule for the repair, restoration, reconstruction, or alteration of a heritage item identified in the new schedule [sought by submitter for significantly damaged heritage items that face significant challenges to their ongoing restoration and economic use].
150.19	Ceres New Zealand, LLC	PC14	Seek Amendment	Add new activity (RD10) to the rule for the the demolition of a heritage item identified in the new schedule [sought by submitter for significantly damaged heritage items that face significant challenges to their ongoing restoration and economic use].
193.13	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Seek Amendment	<u>[The inclusion of] a new restricteddiscretionary activity:a. Alteration, relocation or demolitionof a building, structure or feature in aheritage setting, where the building,structure or feature is notindividually scheduled as a heritageitem.b. This rule does not apply to workssubject to rules 9.3.4.1.3 RD1 andRD2. The Council’s discretion shall be limitedto the following matters:9.3.6.1 Heritage items and heritagesettings.</u>
193.25	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	Retain [activity] RD6 as proposed.
193.26	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	Retain [activity] RD7 as proposed.
193.27	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	Retain [activity] RD8 as proposed.

695.14	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	[On RD6 (a) (i) and (ii)] Provide an additional exclusion clause, whereby land which is held as Māori Land, that is in the Lyttelton Residential Heritage Area (RHA) and zoned Residential Banks Peninsula is exempt from complying with this rule.
700.7	Hilary Talbot	PC14	Seek Amendment	the drafting of these rules should be reviewed to see if a more nuanced approach to buildings in heritage areas is appropriate.
751.43	Christchurch City Council	PC14	Seek Amendment	[In RD8] replace "Residential Visitor Accommodation" with "Residential Guest Accommodation".
751.47	Christchurch City Council	PC14	Seek Amendment	Add to RD1: b. Where the buildings in a heritage area but is not a heritage item, Rule 9.3.4.1.3 RD6 will apply instead.
835.22	Historic Places Canterbury	PC14	Support	The submitter welcomes the inclusion of Residential Character Areas as a Qualifying matter and the introduction of restricted discretionary status to help better manage and protect character areas.
842.77	Fire and Emergency	PC14	Oppose	Regarding RD6: Ensure that 91 Chester Street East is not subject to this rule; remove site from RHA.
842.78	Fire and Emergency	PC14	Support	Regarding RD8: Retain as notified.
1003.5	Melissa Macfarlane	PC14	Seek Amendment	Exclude heritage areas from the definition of heritage fabric or amend RD1 so it does not apply to activities covered by Rule 9.3.4.1.3 RD6.
1003.6	Melissa Macfarlane	PC14	Seek Amendment	Delete Rule 9.3.4.1.3 RD6 entirely or if Residential Heritage Areas remain included in the proposed plan, include a more appropriate and targeted rule within a residential heritage area such as that set out below, or similar changes which have the same effect of targeting the rule: RD6 a. In a Residential Heritage Area i. new buildings greater than 30m ² in area; or ii. the addition of a second storey to defining or contributory buildings; or iii. the alteration of defining or contributory external building fabric by more than 35%.
1005.1	Kate Askew	PC14	Support	
1036.1	Emily Arthur	PC14	Seek Amendment	Amend RD7 so that consent is not required to demolish a contributory building in a Residential Heritage Area.
1052.5	Oxford Terrace Baptist Church	PC14	Seek Amendment	Seeks that any development of 94-96 Chester Street East be publicly notified.

Original Submission No	Submitter	Plan Change	Position	Decision Requested
150.20	Ceres New Zealand, LLC	PC14	Seek Amendment	Add a new Matter of Discretion relating to the provision of a heritage restoration assessment assessment or a heritage demolition assessment (the latter being applicable if the heritage item is to be demolished); engineering and Quantity Surveying evidence; photographic records; and a deconstruction salvage plan.

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.6 - Rules - Matters of discretion > 9.3.6.1 - Heritage items and heritage settings

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.100	Carter Group Limited	PC14	Seek Amendment	Oppose 9.3.6.1(a). Seek that the original (a) is retained.
814.101	Carter Group Limited	PC14	Seek Amendment	Oppose 9.3.6.1(p). Seek that this (p) is deleted.
823.223	The Catholic Diocese of Christchurch	PC14	Oppose	Retain status quo for 9.3.6.1(a).
823.224	The Catholic Diocese of Christchurch	PC14	Oppose	Delete proposed 9.3.6.1(p).
825.5	Church Property Trustess	PC14	Oppose	Retain status quo for 9.3.6.1(a).
874.13	Daresbury Ltd	PC14	Oppose	[Seeks to oppose the proposed changes to] 'Matters of discretion 9.3.6.1(a)'. Delete Matter of Discretion 9.3.6.1 proposed by PC13.
1092.4	Cambridge 137 Limited	PC14	Oppose	

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.6 - Rules - Matters of discretion > 9.3.6.3 - Akaroa Township Heritage Area

Original Submission No	Submitter	Plan Change	Position	Decision Requested
1058.5	Christchurch City Council	PC13	Seek Amendment	In Matter of Discretion 9.3.6.3 replace 'Akaroa Design and Appearance Advisory Committee' with 'Akaroa Design Panel'

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.6 - Rules - Matters of discretion > 9.3.6.4 - Residential Heritage Areas (excluding Akaroa Township Heritage Area) - new buildings, fences and walls, and exterior alterations to buildings

Original Submission No	Submitter	Plan Change	Position	Decision Requested
193.15	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	Retain as proposed
814.102	Carter Group Limited	PC14	Oppose	Oppose Rule 9.3.6.4. Seek that it is deleted.
823.225	The Catholic Diocese of Christchurch	PC14	Oppose	Delete proposed rule 9.3.6.4.
834.334	Kāinga Ora – Homes and Communities	PC14	Oppose	Oppose the PC13 provisions, contained in section 9.3.6.4.
842.79	Fire and Emergency	PC14	Oppose	Ensure that this standard does not apply to 91 Chester Street East; remove the RHA from this site.
1003.1	Melissa Macfarlane	PC14	Seek Amendment	Either deleted 9.3.6.4 or amend 9.3.6.4 to remove matters that focus on the dwelling itself (which is not individually listed) and target the assessment to impacts on the wider residential heritage area.

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.6 - Rules - Matters of discretion > 9.3.6.5 - Residential Heritage Areas (excluding Akaroa Township Heritage Area) - demolition or relocation of a defining building or contributory building

Original Submission No	Submitter	Plan Change	Position	Decision Requested
193.16	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	Retain as proposed
814.103	Carter Group Limited	PC14	Oppose	Oppose 9.3.6.5. Seek that these matters of discretion are deleted.
823.226	The Catholic Diocese of Christchurch	PC14	Oppose	Delete proposed rule 9.3.6.5.

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.6 - Rules - Matters of discretion > 9.3.6.6 - Sites in the High Density Residential Zone and Residential Visitor Accommodation Zone Sharing a boundary with a Residential Heritage Area

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.44	Christchurch City Council	PC14	Seek Amendment	[R]eplace "ResidentialVisitor Accommodation" with "ResidentialGuest Accommodation"
814.104	Carter Group Limited	PC14	Oppose	Oppose 9.3.6.6. Seek that it is deleted.
823.227	The Catholic Diocese of Christchurch	PC14	Oppose	Delete proposed rule 9.3.6.6.
835.23	Historic Places Canterbury	PC14	Seek Amendment	The submitter notes where a High Density Residential Zone or a Residential VisitorAccommodation Zone adjoins a Residential Heritage Area, provision has been made to assess theimpact of a proposed building's location, design, scale and form on heritage values or whether itwould visually dominate or reduce the visibility of the site from a road or other public space. However, it is unclear from the wording whether the emphasis is on the fact of a site sharing a boundary or the zone sharing the boundary. It appears from the s. 32 report that it refers to a sitesharing a boundary and that sites separated by a road are not captured by this rule because such sites“will generally have reduced dominance effects due to their separation distance”. The submitter considers thatthis assumption is questionable and suggests these rules need refinement.
842.80	Fire and Emergency	PC14	Support	Retain as notified.
1002.2	Keith Paterson	PC14	Seek Amendment	Amend the matters of discretion for 9.3.6.6 requiring consultation neighbouring properties.

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.1 - Appendix - Criteria for the assessment of significance of heritage values

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.337	Kāinga Ora – Homes and Communities	PC14	Oppose	Oppose the assessments supporting the identification of RHAs andRHAIos as they predominantly focus on physical built form, and do not have sufficientconsideration of historical values associated with the place.
842.82	Fire and Emergency	PC14	Oppose	Remove 91 Chester Street East from RHA.

1090.4	Helen Broughton On Behalf Of Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	Seeks that heritage settings to be defined as meeting the significance threshold.
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9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items

Original Submission No	Submitter	Plan Change	Position	Decision Requested
86.6	Melissa and Scott Alman	PC14	Support	Retain existing Heritage Items on Helmores Lane (IDs 248, 249 & 250)
150.16	Ceres New Zealand, LLC	PC14	Seek Amendment	<p>Create a new schedule to identify significantly damaged heritage items which face significant challenges to their ongoing restoration and economic reuse.</p> <p>The list is narrow, is likely to extend to no more than a dozen or so buildings, and could include the following: Victoria Mansions, Peterborough Centre, Harley Chambers (Cambridge Tce), Englefield House (Fitzgerald Ave), Empire Hotel (Norwich Quay), Daresbury (Daresbury Lane), and the Dux/ Student Union building at the Arts Centre.</p>
193.17	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	Retain as proposed
193.28	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Oppose	Amend column heading to remove reference to registration: Heritage NZ Pouhere Taonga Heritage List number & registration type
193.29	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Oppose	Amend Item 1401 to include list number and category: <u>Heritage NZ Pouhere Taonga Heritage List number & type 3128 Category 2</u>
193.30	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Oppose	Amend Setting Map 629 to show the current location of Heritage Item 107.
402.5	Justin Avi	PC14	Seek Amendment	Remove Antonio Hall from the heritage list and upzone it to high density residential zone [265 Riccarton Road].
636.3	Rod Corbett	PC14	Seek Amendment	The submitter requests that the existing War Memorial within the Jane Deans Close cul-de-sac be preserved as a heritage item in memory of the members of the NZ 20th Battalion & 20th Regiment who lost their lives in support of New Zealand's freedom.
709.1	Philippa Tucker	PC14	Seek Amendment	Amend the schedule of heritage items to include the street, housing, trees, plaques.

751.39	Christchurch City Council	PC14	Seek Amendment	Add new item, Spreydon Lodge to App 9.3.7.2 Schedule of Significant Historic Heritage. Heritage significance in the Schedule will be 'Significant' and Scheduled Interior in the Schedule will be 'Yes - limited to interior staircase and ground floor marble fire surround'. Add new Statement of significance. Add new HAM #862 as link to schedule. Change Setting shape and size to that shown on the map attached. Amend setting shape on PM45C to that now proposed. Ensure this is shown on PM45D. [Refer to ATTACHMENT 6].
751.40	Christchurch City Council	PC14	Seek Amendment	Revise settings of: <ol style="list-style-type: none"> 1. 364 Riccarton Road, item # 464, map 23 - now 350 Riccarton Road - subdivided 2020 - revise setting as per attached map and address update on schedule [ATTACHMENTS 7 & 8]. 2. 20 Mona Vale Avenue, item # 384, map 66 - sub-divided and house moved forward on section - revised item and setting as per attached map [ATTACHMENTS 9 & 10]. 3. 2 items - 106 Papanui Road, item # 422, map 113 and 110 Papanui Road, item # 423, map 112 - property boundaries redrawn - alter settings to reflect new property boundary - revise as per attached map [ATTACHMENTS 11, 12, 13 & 14]. 4. 29 Major Aitken Drive, item # 1456 - map 858 - revised setting as per attached map and revised name of item in schedule to align with recent Heritage New Zealand Pouhere Taonga listing [ATTACHMENTS 15 & 16].
765.3	Margaret Howley	PC14	Support	Supports the scheduling of heritage items for the Papanui WWII Memorial Planting
814.105	Carter Group Limited	PC14	Seek Amendment	Delete Heritage Item 390 and Heritage Setting 287 regarding 32 Armagh Street from Appendix 9.3.7.2.
818.2	Malaghans Investments Limited	PC14	Support	[Retain heritage protection for New Regent Street]
823.228	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Heritage Item 390 and Heritage Setting 287 regarding 32 Armagh Street from Appendix 9.3.7.2.
825.6	Church Property Trustess	PC14	Seek Amendment	Delete Heritage Item 465 and Heritage Setting 220 regarding 65 Riccarton Road from Appendix 9.3.7.2.
835.24	Historic Places Canterbury	PC14	Support	The submitter supports the proposed addition of sites and interiors to the heritage schedule, including the upgrading of some listings. The submitter commends the commitment of the Council to providing interior protection for scheduled buildings and recognise that this is an ongoing process. It is pleasing that 26 interiors are proposed to be added to the schedule in this plan change.

835.25	Historic Places Canterbury	PC14	Oppose	The submitter notes that Paragraph 3.3.15 of the s. 32 Report states that the owners of Daresbury (Highly Significant) and 32 Armagh St (Significant) wish to have their buildings removed from the Heritage Schedule. The submitter is strongly opposed to this. Though 32 Armagh is only scheduled as Significant we believe it is important that this building should also be retained on the list, especially as it forms part of the Inner City West Residential Heritage Area.
857.1	Bruce Neill Alexander	PC14	Seek Amendment	The submitter seeks that their property, 111 Hackthorne Road is included in the heritage schedule due to its age and history.
870.13	Susanne Antill	PC14	Oppose	Oppose the sentence "" Heritage that should be protected, with a number of new buildings, items and interiors added to the Schedule of Significant Historic Heritage"
874.14	Daresbury Ltd	PC14	Seek Amendment	[Seeks council] deletes Heritage Item 185 and Heritage setting 602 over Daresbury House from Appendix 9.3.7.2.
893.14	Susanne and Janice Antill	PC14	Seek Amendment	[Revise the heritage protections in PC14 to better ensure that intensification enabled by the plan change does not erode heritage values of Christchurch]
902.33	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[That the] war memorial statue on Jane Deans Close Cul -de- Sac [is] recognised as a Heritage Item.
1012.2	John Hardie On Behalf Of JG & JL Hardie Family Trust	PC13	Seek Amendment	47 Rue Balguerie Akaroa should be removed from the heritage schedule.
1019.1	Julie Florkowski	PC14	Support	Supports the Residential Heritage Areas of Otautahi, Christchurch (specifically, Alpha Avenue).
1020.1	Chris Florkowski	PC14	Support	Support the 16 Papanui War Memorial Avenues including Alpha Avenue have been accorded 'highly significant' status;
1021.2	Matty Lovell	PC14	Support	
1035.2	Ben Hay-Smith	PC14	Oppose	Oppose the heritage protection overlays for 9 Ford Road, Opawa, 129 High Street, Christchurch, 159 Manchester Street, 35 Rata Street, Riccarton, and the 25 baches at Taylor's Mistake.
1035.4	Ben Hay-Smith	PC14	Support	Supports the intent of these provisions for preserving cemeteries and publicly used bridges.
1037.2	justin avi	PC14	Seek Amendment	Remove Antonio Hall (265 Riccarton Road) from the heritage list.
1038.2	Peter Earl	PC14	Oppose	The submitter opposes the scheduling of heritage buildings in Plan Change 14.
1043.2	Cameron Parsonson	PC14	Seek Amendment	Remove 471 ferry road from the schedule of designated heritage buildings.

1050.2	Papanui Heritage Group	PC14	Support	Support the scheduling of the sixteen (we believe fifteen Papanui Memorial Avenues, plus Tillman Avenue), to the District Plan's Schedule of Significant Historic Heritage for protection.
1055.1	The Rannerdale Trust	PC14	Seek Amendment	Seek change the extent of the heritage area surrounding Stevenholm House (also known as Rannerdale House and Kauri House) to reflect the recent subdivision of the wider property (RMA20223600
1055.2	The Rannerdale Trust	PC14	Seek Amendment	Seek removal of the vehicle access from Suva Street, driveway and parking areas from within the heritage setting boundary;
1059.3	The Canterbury Jockey Club	PC14	Support	Retain the deletion of Heritage Item 453 from Appendix 9.3.7.2 Schedule of Significant Historic Heritage Items as notified.
1065.1	Graham Robinson	PC13	Seek Amendment	The submitter requests that the Teddington Lockup (153 Governor's Bay-Teddington Road) should be scheduled as a heritage item in the District Plan, for its high heritage values.
1067.1	Catherine Elvidge	PC13	Seek Amendment	The submitter seeks that the 16 Papanui War Memorial Avenues not be listed as a heritage item in Appendix 9.3.7.2. Alternatively they seek that: <ul style="list-style-type: none"> - The listing be amended to include the specific aspects of the streets which comprise the item. - The plaques not be included in the listing. - A street-by-street assessment of each street be undertaken and only trees from the original memorial planting or others of significant landscape value be listed. - The trees be included in sub-chapter 9.4 Significant and other trees, rule 9.4.1.1 P6 and P12, instead of sub-chapter 9.3 Historic heritage.
1070.1	Danny Whiting	PC14	Seek Amendment	Reduce the spatial extent of the heritage setting 423 (for heritage item 209 at 27 Glandovey Road) so as to exclude 7 and 9 Thornycroft Street.
1072.2	Richard and Suzanne Peebles Peebles On Behalf Of R & S Peeble	PC14	Seek Amendment	Reduce the spatial extent of the heritage setting 423 (for heritage item 209 at 27 Glandovey Road) so as to exclude 7 and 9 Thornycroft Street.
1074.1	James David Bundy	PC13	Seek Amendment	The submitter requests the following buildings be added to the heritage schedule: <ul style="list-style-type: none"> - Burnside Stable at 79 Bamfords Road, Allandale - Lockup at Allandale on Council reserve.

1077.3	Waihoru Spreydon-Cashmere-Heathcote Community Board	PC14	Support	Supports the inclusion of the following properties to the Heritage Schedule: - The Tuberculosis Sanatorium Shelter Hut in Coronation Reserve, Huntsbury - The modernist dwelling on Ford Rd, Opawa - Sydenham Cemetery on Roker St, Somerfield - Somerfield War Memorial Community Centre and Setting, on Studholme St, Somerfield - 25 baches at Taylors Mistake and their settings
1085.2	Duncans Lane Limited	PC14	Oppose	Retain the existing spatial extent of the heritage item and setting for the Duncan's Buildings as shown on Aerial map reference 693, Heritage item number 1432, heritage setting number 604.
1090.5	Helen Broughton On Behalf Of Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	Seeks that the war memorial, sites in Jane Deans Close is added to the heritage list.
1092.2	Cambridge 137 Limited	PC14	Oppose	Delete within Appendix 9.3.7.2 'Schedule of Significant Historic Heritage' reference to the Heritage Listing (Building and Setting) for 137 Cambridge Terrace 'Commercial Building and Setting, Harley Chambers' Item No 78 and Setting No 309.

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items

Original Submission No	Submitter	Plan Change	Position	Decision Requested
22.1	Peter Beck	PC14	Seek Amendment	Extend the Chester Street East Residential Heritage Areas to cover the entire street.
191.1	Logan Brunner	PC14	Oppose	[That proposed Residential Heritage Areas are removed]
193.18	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	Retain as proposed.
289.3	Cody Cooper	PC14	Oppose	Remove Lyttelton as a heritage area and instead pick a specific street or smaller area to designate as heritage.

329.4	Dominic Mahoney	PC14	Seek Amendment	[That] four streets (St James, Windermere, Dormer and Perry) [are recognised as a Residential Heritage Area]
699.7	Christ's College	PC14	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).
700.2	Hilary Talbot	PC14	Support	[Re: Englefield Heritage Area] support the creation of the Heritage Area and the continuation of the character area with more stringent controls.
700.4	Hilary Talbot	PC14	Support	Supports the retention of Heritage listed Englefield House
709.3	Philippa Tucker	PC14	Seek Amendment	Amend the schedule of heritage items to include Windermere properties in heritage area
741.4	Lower Cashmere Residents Association	PC14	Seek Amendment	Make Cashmere View St a heritage street.
814.106	Carter Group Limited	PC14	Seek Amendment	Oppose 9.3.7.3. Seek that the original appendix is retained.
823.229	The Catholic Diocese of Christchurch	PC14	Oppose	Retain status quo.
834.335	Kāinga Ora – Homes and Communities	PC14	Oppose	Oppose Residential Heritage Areas as listed in 9.3.7.3.
842.81	Fire and Emergency	PC14	Oppose	Remove 91 Chester Street East from the Schedule.
885.4	Peter Dyhrberg	PC14	Support	[Retain] the Residential Heritage Areas.
1001.1	Kerstin Rupp	PC14	Seek Amendment	Seeks that all of Chester Street East is included in the Residential Heritage Area.
1002.1	Keith Paterson	PC14	Seek Amendment	Seeks that all of Chester Street East is included in the Residential Heritage Area.
1003.7	Melissa Macfarlane	PC14	Seek Amendment	Delete HA3 from Appendix 9.3.7.3 and retain the area as a residential character area instead.
1005.3	Kate Askew	PC14	Seek Amendment	Amend Appendix 9.3.7.3 to include 10 Shelley Street, as a defining building.
1013.1	Simon Adamson	PC14	Seek Amendment	The submitter requests that councillors maintain consistency with their earlier decision to recognise Chester St East as a coherent whole and pass a similar amendment giving effect to the expanded Residential Heritage Area (RHA).

1014.1	Susan Parle	PC14	Seek Amendment	<p>The submitter supports Council in its intention to preserve and enhance areas of special heritage and believe whole streets should be included in the plan and not dividing a street and community. Excluding a small part of the street in September 2022 does not make sense when the whole street has special character with mature trees and some lovely older homes.</p> <p>A special dwelling in the excluding area is the seven properties at 173 which have been beautifully restored and added character to the street. In the 1980s Council made the decision to narrow Chester Street East and plant the trees. This was planned for other inner city streets but this never happened and now it seems a shame that the current council is willing to let the character be destroyed by removing part of the street from the Residential Heritage Area</p>
1014.2	Susan Parle	PC14	Support	
1015.1	Mary Crowe	PC14	Seek Amendment	There are a significant number of historic buildings all along Chester Street that should be protected for future generations.
1016.3	Waipapa Papanui-Innes-Central Community Board	PC14	Seek Amendment	Continue to consider any additional suggestions of historical significance that are received through this process.
1016.4	Waipapa Papanui-Innes-Central Community Board	PC14	Seek Amendment	Include Dover Street (original workers' cottages of historical significance) in schedule.
1017.1	Jayne Smith	PC14	Support	
1022.2	Bosco Peters	PC14	Seek Amendment	Seeks that Appendix 9.3.7.3 include the entire of Chester Street East as part of the Residential Heritage Area.
1024.1	Marius and Roanna Purcaru	PC14	Seek Amendment	That the special heritage and character of Chester Street East include the whole of Chester Street East [that the whole of Chester Street East is included as a Residential Heritage Area].
1025.2	Kristin Mokes	PC14	Oppose	Reconsider adding so many more heritage sites - especially [in the] suburbs.
1027.1	Daniel John Rutherford	PC14	Oppose	Seek that Appendix 9.3.7.3 is amended to remove 20 MacMillan Avenue from the proposed Residential Heritage Area.
1028.2	Rob Seddon-Smith	PC14	Seek Amendment	Seeks a clear definition of what constitutes the particular 'heritage' character of each area, so that it is easy to determine how any proposed development might meet such character standards.
1030.2	Paul Mollard	PC14	Oppose	Remove any reference to residential heritage areas and make those areas subject to the same development rules as the rest of the city.
1033.3	Sam Spekrijse	PC14	Oppose	Oppose all heritage overlays for residential heritage areas.
1040.2	Neil McNulty On Behalf Of 29 Forbes Street	PC14	Oppose	Oppose the Residential Heritage Area as it applies to Forbes Street, Sydenham.
1041.1	Ruth Morrison On Behalf Of Morrison Family	PC14	Seek Amendment	Keep the area around Papanui St, Dormer St, Rayburn Ave and Perry St as heritage area

1045.1	Ross Boswell	PC13	Seek Amendment	The submitter requests that Council add the memorial in Jane Deans Close to the list of recognised heritage sites.
1048.30	Cameron Matthews	PC14	Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.34	Cameron Matthews	PC14	Seek Amendment	Remove all Residential Heritage Areas from the plan, particularly [the] Lyttleton [Residential Heritage Area].
1048.35	Cameron Matthews	PC14	Seek Amendment	Remove all Residential Heritage Areas from the plan, particularly [the] Piko/Shand [Residential Heritage Area].
1048.36	Cameron Matthews	PC14	Support	Remove all Residential Heritage Areas from the plan, particularly [the] Inner City West [Residential Heritage Area].
1051.1	Sarah Smith	PC13	Seek Amendment	The submitter requests that the historic Kukupa school building is added to the heritage schedule.
1052.4	Oxford Terrace Baptist Church	PC14	Seek Amendment	Seek that the whole of Chester Street East be included in the Residential Heritage Area.
1053.3	Jono De Wit	PC14	Oppose	Oppose the Piko Crescent Heritage Area.
1056.1	Anita Collie On Behalf Of Mitre Hotel Holdings Limited	PC14	Seek Amendment	The deletion of heritage item 1060 Mitre Hotel and Setting – 40Norwich Quay, Lyttelton from the District Plan through PlanChange 13.
1061.3	Elizabeth Harris	PC14	Oppose	The submitter seeks that the Inner City West Residential Heritage Area overlay is removed from 31 Cashel Street and other sites on Cashel Street.
1062.2	Alice Burnett On Behalf Of Hughes Developments Limited	PC14	Seek Amendment	Amend Residential Heritage Area - Heritage Report and Site Record Forms - HA6 Inner City West to remove references to 31 Worcester containing buildings on site.
1063.1	Marie Byrne	PC14	Seek Amendment	Include existing Medium Density Residential area in Phillipstown Cashel Street to Ferry Road, Bordesley Street to Nursery Road to a Qualifying matter - heritage area.
1069.1	Keri Whaitiri On Behalf Of Te Rito Trust & Malcolm Hattaway	PC14	Seek Amendment	Seek that the 'defining' and 'contributory' categories in Residential Heritage Areas are removed completely from the proposed new Policy Changes.
1073.1	181 High Limited	PC14	Seek Amendment	Reduce the spatial extent of the heritagesetting 555 as proposed on Aerial mapreference 693, for Heritage item number 1313so that it is coincidental to the extent of theheritage item.
1078.2	Julie Villard	PC14	Seek Amendment	Oppose the extent of the Lyttelton Residential Heritage Area. Seek that this be reduced.
1083.2	Lyttelton Port Company Limited	PC14	Support	Supports the extent of the Lyttelton Residential Heritage Area as notified.
1088.3	Anton Casutt	PC14	Seek Amendment	Seeks that Scott Street, Sydenham is added to a Residential Heritage Area or Character Area.

1089.2	Christchurch Civic Trust	PC14	Support	Support the Scheduled Highly Significant Englefield Lodge
1089.4	Christchurch Civic Trust	PC14	Seek Amendment	Include Upper Riccarton War Memorial Library in the Schedule of Heritage buildings
1089.6	Christchurch Civic Trust	PC14	Seek Amendment	Include Daresbury House in the Schedule of Heritage buildings
1089.7	Christchurch Civic Trust	PC14	Oppose	Include Englefield Lodge in the Schedule of Heritage buildings
1089.8	Christchurch Civic Trust	PC14	Seek Amendment	Include Barnett Avenue Pensioner Cottages in the Schedule of Heritage buildings
1090.6	Helen Broughton On Behalf Of Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	Seeks that the Residential Heritage Area at Mona Vale be extended to the Britten stables and war memorial at Jane Deans Close.
1091.2	Rosie Linterman	PC14	Seek Amendment	Seek that Beverley Street be included as a Residential Heritage Area.

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.4 - Appendix - Heritage item and heritage setting exemptions from zone rules

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.46	Christchurch City Council	PC14	Seek Amendment	<ol style="list-style-type: none"> 1. Reinstate text/remove strikeouts: Residential Suburban zone and Residential Density Transition zone. (17 x) 2. Strike out: Low Density Residential Airport Influence Zone and Airport Influence Density Precinct (13 X) 3. Reinstate text/remove strikeouts: Residential Hills zone (x3) and reorder in table to DP order of subchapters 4. Change Residential New Neighbourhood zone to Future Urban zone (x1, p125 of PC13 rules document)
814.107	Carter Group Limited	PC14	Seek Amendment	Oppose 9.3.7.4. Seek that the original Appendix is retained.
823.230	The Catholic Diocese of Christchurch	PC14	Oppose	Retain status quo.
825.8	Church Property Trustess	PC14	Oppose	[Retain the status quo with regard to Appendix 9.3.7.4 Heritage item and heritage setting exemptions].
874.15	Daresbury Ltd	PC14	Seek Amendment	[Seeks to oppose the changes proposed to Appendix 9.3.7.4]

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.7 - Appendix - Residential Heritage Areas - Aerial Maps

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.108	Carter Group Limited	PC14	Oppose	Oppose 9.3.7.7. Seek that this is deleted.
823.231	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Appendix 9.3.7.7.

9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.8 - Appendix - Residential Heritage Areas - Site Contributions Maps

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.41	Christchurch City Council	PC14	Seek Amendment	[Amend Inner Cty West HA6]: Change colour of 31 Worcester St from green(contributory) to orange (intrusive), Change colour of 1 Armagh St from blue (defining) to green (contributory). [Refer to ATTACHMENTS 17 & 18].
814.109	Carter Group Limited	PC14	Oppose	Oppose 9.3.7.8. Seek that this is deleted.
823.232	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Appendix 9.3.7.8
1003.2	Melissa Macfarlane	PC14	Seek Amendment	Amend 48 Malvern Street as a 'neutral building' rather than a 'defining building'.

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
583.5	Jaimita de Jongh	PC14	Support	Supports Beckenham Loop Character Area
751.42	Christchurch City Council	PC14	Seek Amendment	[That t]he key to [all 11 of the] RHA interface maps [is] amended to: <ul style="list-style-type: none"> change the name of Residential Visitor Accommodation zone back to Residential Guest Accommodation; and replace "adjoining" with "sharing a boundary with". [Refer to ATTACHMENT 19].
751.45	Christchurch City Council	PC14	Seek Amendment	1. Delete 327 Barbadoes and 281 Armagh from [9.3.7.9.1] Chester St East interface area.

				<p>2. Delete 202 Fitzgerald and 32 Avonside from [9.3.7.9.3] Engelfield interface area.</p> <p>3. Delete 109 Rattray and 2R Shand (small triangle), from [9.3.7.9.8] Piko interface area.</p> <p>[Refer to ATTACHMENTS 20, 21 & 22].</p>
814.110	Carter Group Limited	PC14	Oppose	Oppose 9.3.7.9. Seek that this be deleted.
823.233	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Appendix 9.3.7.9
834.336	Kāinga Ora – Homes and Communities	PC14	Oppose	Oppose the proposed provisions controlling new buildings on sites sharing a boundary with a Residential Heritage Area (Residential Heritage Area Interface).
885.5	Peter Dyhrberg	PC14	Support	[Retain] the proposed Interface rules for the adjacent sites which share a boundary with that proposed Residential Heritage Area
1033.2	Sam Spekreyse	PC14	Oppose	Oppose all heritage overlays.
1052.6	Oxford Terrace Baptist Church	PC14	Seek Amendment	Seeks that the wording for buffers for Residential Heritage Areas is made clearer.
1090.3	Helen Broughton On Behalf Of Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	Support the proposed buffer between Residential Heritage Areas, bordering high density areas, but seeks that a buffer is equally needed between the individual heritage buildings and items that are to be permitted in either high or medium density residential zones.

9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees

Original Submission No	Submitter	Plan Change	Position	Decision Requested
145.14	Te Mana Ora/Community and Public Health	PC14	Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.
874.31	Daresbury Ltd	PC14	Oppose	[Seeks that council delete this subchapter]
900.4	Summit Road Society	PC14	Support	We support protecting our Significant Trees and existing tree canopy cover.

9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.1 - Introduction

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.111	Carter Group Limited	PC14	Oppose	Oppose 9.4.1(c). Seek that this is deleted.

9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.2 - Objective and policies > 9.4.2.2 - Policies > 9.4.2.2.3 - Policy - Tree protection

Original Submission No	Submitter	Plan Change	Position	Decision Requested
794.6	Greg Partridge	PC14	Oppose	The submitter opposes the reduction in Christchurch's tree canopy cover by housing intensification. The Council should seek an immediate amendment to the Enabling Housing Supply and Other Matters Act to be implemented in order for regulations to be introduced that protect the city's tree canopy from being decimated by property developers.
814.112	Carter Group Limited	PC14	Oppose	Oppose 9.4.2.4. Seek that this be deleted.

9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.3 - How to interpret and apply the rules

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.113	Carter Group Limited	PC14	Oppose	Oppose 9.4.3(a) & (f). Seek that these be deleted.

9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.4 - Rules

Original Submission No	Submitter	Plan Change	Position	Decision Requested
654.3	Wendy Fergusson	PC14	Seek Amendment	Strengthen the requirements for trees
814.114	Carter Group Limited	PC14	Oppose	Oppose 9.4.4 rules. Seek that these are deleted.

9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.4 - Rules > 9.4.4.1 - Activity status tables

Original Submission No	Submitter	Plan Change	Position	Decision Requested
741.1	Lower Cashmere Residents Association	PC14	Seek Amendment	[That the removal] of mature trees [is] not allowed.
902.12	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[That new rules are added to require] that a tree be replanted on the roadside where trees have been removed and that it be as mature as possible. [Non-compliance with this requirement] should be a "discretionary activity".

9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.4 - Rules > 9.4.4.1 - Activity status tables > 9.4.4.1.1 - Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
44.7	The Riccarton Bush Trust	PC14	Seek Amendment	Amend 9.4.4.1.1 to permit earthworks within 10 metres of the base of any tree in the Riccarton Bush Significant Trees area.
834.26	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	1. Retain Significant and Other Tree Qualifying Matter. 2. Amend Rule 9.4.4.1.1 P12 as follows: Rule 9.4.4.1.1 P12 - Activities shall be undertaken by, or under the supervision of, a works arborist. employed or contracted by the Council or a network utility operator.
876.17	Alan Ogle	PC14	Support	Support the provisions for tree canopy and financial contributions, noting: 1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14. 2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.
877.8	Otautahi Community Housing Trust	PC14	Seek Amendment	Retail Significant and Other Tree Qualifying Matter. Amend Rule 9.4.4.1.1 P12 as follows: Rule 9.4.4.1.1 P12 - Activities shall be undertaken by, or under the supervision of, a works arborist. employed or contracted by the Council or a network utility operator.

9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.4 - Rules > 9.4.4.1 - Activity status tables > 9.4.4.1.2 - Controlled activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.27	Kāinga Ora – Homes and Communities	PC14	Support	1. Retain Significant and Other TreeQualifying Matter.
876.18	Alan Ogle	PC14	Support	Support the provisions for tree canopy and financial contributions, noting: 1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14. 2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.

9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.4 - Rules > 9.4.4.1 - Activity status tables > 9.4.4.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
44.4	The Riccarton Bush Trust	PC14	Seek Amendment	Amend 9.4.4.1.3 - Restricted discretionary activities to provide for notification of resource consents to the The Riccarton Bush Trust Board.
751.48	Christchurch City Council	PC14	Seek Amendment	[In RD6] Decline the [proposed] change to insert the 'treeprotection zone radius' and maintain the [existing]10msetback control.
834.28	Kāinga Ora – Homes and Communities	PC14	Support	RD1-RD8 1. Retain Significant and Other TreeQualifying Matter.
876.19	Alan Ogle	PC14	Support	Support the provisions for tree canopy and financial contributions, noting: 1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14. 2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.
1011.1	John Hardie On Behalf Of Trustee of family trust	PC14	Oppose	Oppose all restrictions on the boundary of its property at 48 Rata Street.

9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.4 - Rules > 9.4.4.1 - Activity status tables > 9.4.4.1.4 - Discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.29	Kāinga Ora – Homes and Communities	PC14	Support	1. Retain Significant and Other TreeQualifying Matter.
876.20	Alan Ogle	PC14	Support	Support the provisions for tree canopy and financial contributions, noting: 1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14. 2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.

9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.6 - Rules - Matters of discretion

Original Submission No	Submitter	Plan Change	Position	Decision Requested
44.6	The Riccarton Bush Trust	PC14	Seek Amendment	Amend 9.4.4.1.3 - Restricted discretionary activities to provide for notification of resource consents to the The Riccarton Bush Trust Board.

9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.7 - Appendices > 9.4.7.1 - Appendix - Schedules of significant trees (Christchurch City and Banks Peninsula)

Original Submission No	Submitter	Plan Change	Position	Decision Requested
23.5	Linda Barnes	PC14	Support	[Retain Schedule of Significant Trees as a Qualifying Matter]
150.25	Ceres New Zealand, LLC	PC14	Oppose	Delete the Horizontal Elm (<i>Ulmus glabra Horizontalis</i>) tree located on 25 Peterborough Street (Significant Tree #274) from Appendix 9.4.7.1 Schedules of significant trees (Christchurch City and Banks Peninsula).
397.1	Jane Katie Carter	PC14	Oppose	Removal from the District Plan of a Significant tree at 83 North Avon Road Richmond Christchurch.

499.1	Daniel John Rutherford	PC14	Seek Amendment	Please remove our Tasmanian blue gum (at 20 Macmillan Ave) from the significant tree register.
519.14	James Carr	PC14	Support	Trees - especially big street trees are really important, especially for energy savings, mental health and also for encouraging active transport modes.
705.2	Foodstuffs	PC14	Seek Amendment	Amend to exclude the protected tree on Stanmore Road frontage at 300,304 Stanmore Road and 9,11 Warwick Street
814.115	Carter Group Limited	PC14	Seek Amendment	Amend Appendix 9.4.7.1, so as to delete the scheduling of the common lime and variegated sycamore trees at 32 Armagh Street.
876.21	Alan Ogle	PC14	Support	Support the provisions for tree canopy and financial contributions, noting: 1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14. 2. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.

9 - Natural and Cultural Heritage > 9.5 - Ngai Tahu values and the natural environment > 9.5.4 - Rules > 9.5.4.1 - Activity status tables > 9.5.4.1.3 - Restricted discretionary activities - Wahi Tapu / Wahi Taonga

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.15	Kāinga Ora – Homes and Communities	PC14	Support	1. Retain the Sites of Ecological Significance qualifying matter. 2. Retain the Outstanding and Significant Natural Features qualifying matter. 3. Retain the Sites of Cultural Significance qualifying matter.

10 - Designations and Heritage Orders

Original Submission No	Submitter	Plan Change	Position	Decision Requested
55.1	Tobias Meyer	PC14	Support	Support proposed changes as notified..
1041.3	Ruth Morrison On Behalf Of Morrison Family	PC14	Seek Amendment	Keep the area around Paparoa St, Dormer St, Rayburn Ave and Perry St as a heritage area.

10 - Designations and Heritage Orders > 10.3 - A Chorus New Zealand Limited

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.49	Christchurch City Council	PC14	Seek Amendment	Amend location of [Designation] A17 from 237 Memorial Avenue, Christchurch to 241 Memorial Avenue, Christchurch, as below: 237-241 Memorial Avenue, Christchurch

10 - Designations and Heritage Orders > 10.15 - M Minister of Health

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.50	Christchurch City Council	PC14	Seek Amendment	<p>Insert the following operative text after Condition # 10 of [Designation] M1: "<u>Alteration to Designation Conditions for Tower 3 and Circulation Tower</u></p> <ol style="list-style-type: none"> <u>General a. The plans and documentation labelled – Christchurch Hospital - Waipapa Tower 3 (RMA/2022/1661 Approved Documents, dated 01/12/2022) for Tower 3 and the associated circulation tower is incorporated into the designation. b. The bulk and location of Tower 3 and the associated circulation tower shall be carried out in general accordance with the plans and information contained in the plans and documentation labelled Waipapa Tower 3.</u> <u>Noise Attenuation a. All mechanical plant shall be designed and/or sited to achieve compliance with the District Plan noise standards at the boundary of the Christchurch Hospital site and an acoustic report shall be submitted to Council (RCmon@ccc.govt.nz) for certification to demonstrate compliance.</u> <u>Lighting and Security a. A lighting plan for external lighting shall be prepared by a suitably qualified professional experienced in applying Crime Prevention through Environmental Design (CPTED) principles. The Plan shall be submitted to the Christchurch City Council prior to the completion of the developed design of Tower 3 for certification. b. A wayfinding signage strategy be prepared and implemented for the interface between Hagley Park and the pedestrian pathway leading to Tower 3, directing the public to the main entrance to the hospital.</u> <u>Transport a. All works on site shall be subject to a Traffic Management Plan (TMP) which must be prepared by a suitably qualified person and submitted for acceptance prior to the commencement of earthworks. No works are to commence until the TMP has been accepted and installed. b. The TMP shall identify the nature and extent of temporary traffic management and how all road users will be managed by the use of temporary traffic management measures. It shall also identify the provision of on-site parking for construction staff. Activities on any public road should be planned so as to cause as little disruption, peak traffic safety delay or inconvenience to road users as</u>

possible without compromising safety. The TMP must comply with the Waka Kotahi NZTA Code of Practice for Temporary Traffic Management (CoPTTM) and the relevant Road Controlling Authority's Local Operating Procedures. c. The TMP shall be submitted to the relevant Road Controlling Authority via the web portal www.myworksites.co.nz. To submit a TMP a Corridor Access Request (CAR) must also be submitted. A copy of the accepted TMP and CAR shall be supplied to the Council's resource consent monitoring team (via email to rcmon@ccc.govt.nz) at least 3 working days prior to the commencement of works under this designation alteration. d. Note: Please refer to <https://ccc.govt.nz/transport/legalroad/traffic-management-news-andinformation> for more information.

10 - Designations and Heritage Orders > 10.24 - U Transpower New Zealand Limited > 10.24.4 - U3 Islington Substation, National Grid Operating Centre and National Grid Skills Training and Trial Facility

Original Submission No	Submitter	Plan Change	Position	Decision Requested
878.10	Transpower New Zealand Limited	PC14	Support	Retain the underlying zoning of Designation U3 as notified.

11 - Utilities and Energy > 11.5 - Rules - Electricity transmission and electricity distribution > 11.5.1 - Permitted activities - Electricity transmission and electricity distribution

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.6	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

11 - Utilities and Energy > 11.7 - Rules - Communication facilities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
870.14	Susanne Antill	PC14	Oppose	Oppose 5G towers which pose a significant threat to both our freedom and our health
893.15	Susanne and Janice Antill	PC14	Oppose	Oppose 5G towers which pose a significant threat to both our freedom and our health

11 - Utilities and Energy > 11.7 - Rules - Communication facilities > 11.7.1 - Permitted activities - Communication facilities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.7	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

12 - Papakainga/Kainga Nohoanga Zone > 12.4 - Rules - Maori Land > 12.4.1 - Activity status tables - Maori land

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.133	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Amend the Papakāinga/Kāinga Nohoanga Zone activity table and built form standards to align with the built form rules in the MRZ.

12 - Papakainga/Kainga Nohoanga Zone > 12.4 - Rules - Maori Land > 12.4.2 - Built form standards - Maori land > 12.4.2.4 - Recession planes

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.8	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

12 - Papakainga/Kainga Nohoanga Zone > 12.5 - Rules-Matters of discretion-Maori Land > 12.5.1 - Internal boundary setback

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.134	Kāinga Ora – Homes and Communities	PC14	Support	Amend the Papakāinga/Kāinga Nohoanga Zone activity table and built form standards to align with the built form rules in the MRZ.

12 - Papakainga/Kainga Nohoanga Zone > 12.5 - Rules-Matters of discretion-Maori Land > 12.5.3 - Building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
481.2	Cindy Gibb	PC14	Seek Amendment	

13 - Specific Purpose Zones

Original Submission No	Submitter	Plan Change	Position	Decision Requested
121.3	Cameron Matthews	PC14	Support	
207.4	Mitchell Cocking	PC14	Oppose	Reject the plan change

13 - Specific Purpose Zones > 13.1 - Specific Purpose (Defence Wigram) Zone > 13.1.4 - Rules - Specific Purpose (Defence Wigram) Zone > 13.1.4.2 - Built form standards > 13.1.4.2.2 - Sunlight and outlook for neighbours

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.9	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

13 - Specific Purpose Zones > 13.2 - Specific Purpose (Cemetery) Zone > 13.2.4 - Rules - Specific Purpose (Cemetery) Zone > 13.2.4.1 - Activity status tables > 13.2.4.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.10	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

13 - Specific Purpose Zones > 13.2 - Specific Purpose (Cemetery) Zone > 13.2.4 - Rules - Specific Purpose (Cemetery) Zone > 13.2.4.2 - Built form standards > 13.2.4.2.4 - Daylight recession planes

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.11	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

13 - Specific Purpose Zones > 13.2 - Specific Purpose (Cemetery) Zone > 13.2.5 - Rules - Matters of discretion > 13.2.5.2 - Height, separation from neighbours and daylight recession planes

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.12	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

13 - Specific Purpose Zones > 13.2 - Specific Purpose (Cemetery) Zone > 13.2.6 - Appendices > 13.2.6.1 - Appendix 13.2.6.1 List of cemeteries and crematoria

Original Submission No	Submitter	Plan Change	Position	Decision Requested
1058.2	Christchurch City Council	PC13	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.

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
1058.3	Christchurch City Council	PC13	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.

13 - Specific Purpose Zones > 13.5 - Specific Purpose (Hospital) Zone > 13.5.2 - Objectives and Policies > 13.5.2.1 - Objective - Enabling hospital development > 13.5.2.1.2 - Policy - Comprehensive development

Original Submission No	Submitter	Plan Change	Position	Decision Requested
194.1	St George's Hospital	PC14	Support	Support wording changes in clause d. - Insertion of Larger - Remove of the St. Georges Heaton Overlay
237.8	Marjorie Manthei	PC14	Support	[Retain Policy 13.5.2.1.2]

13 - Specific Purpose Zones > 13.5 - Specific Purpose (Hospital) Zone > 13.5.2 - Objectives and Policies > 13.5.2.1 - Objective - Enabling hospital development > 13.5.2.1.3 - Policy - Comprehensive development and redevelopment of sites for residential purposes

Original Submission No	Submitter	Plan Change	Position	Decision Requested
61.1	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Amend Policy 13.5.2.1.3 to read: 'a. Encourage comprehensive residential development of hospital sites (except Christchurch Hospital and former Christchurch Women's Hospital) that are no longer required for hospital purposes.'
237.9	Marjorie Manthei	PC14	Support	[Retain Policy 13.5.2.1.3]
918.13	Geoff Banks	PC14	Seek Amendment	Draft Clause 13.5.2.1.3 be amended to read: 'a. Encourage comprehensive residential development of hospital sites (except Christchurch Hospital and former Christchurch Women's Hospital) that are no longer required for hospital purposes.'

				(Note that the former Christchurch Women's hospital site is also referred-to by others as 885 Colombo St, although it encompasses a number of titles extending from Durham St North to Colombo St.)
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13 - Specific Purpose Zones > 13.5 - Specific Purpose (Hospital) Zone > 13.5.4 - Rules - Specific Purpose (Hospital) Zone > 13.5.4.1 - Activity status tables > 13.5.4.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
194.2	St George's Hospital	PC14	Support	Supports removal of RD7 relating to St. Georges Heaton Overlay
200.3	Robert J Manthei	PC14	Seek Amendment	[Regarding RD13] The building height should be reduced by 50%, from 32 and 20m to 16 and 10m.
237.10	Marjorie Manthei	PC14	Seek Amendment	[Amend RD13.b.ii to reduce the permitted height at the former Christchurch Women's Hospital Site to 18m] Retain RD13.a.i. and ii. as written

13 - Specific Purpose Zones > 13.5 - Specific Purpose (Hospital) Zone > 13.5.4 - Rules - Specific Purpose (Hospital) Zone > 13.5.4.2 - Built form standards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
870.12	Susanne Antill	PC14	Oppose	Oppose increased height limits of buildings.
893.13	Susanne and Janice Antill	PC14	Oppose	Oppose increased height limits of buildings.

13 - Specific Purpose Zones > 13.5 - Specific Purpose (Hospital) Zone > 13.5.4 - Rules - Specific Purpose (Hospital) Zone > 13.5.4.2 - Built form standards > 13.5.4.2.3 - Larger inner urban sites - St Georges Hospital, Southern Cross

Original Submission No	Submitter	Plan Change	Position	Decision Requested
26.10	Rosemary Fraser	PC14	Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls.
194.3	St George's Hospital	PC14	Support	Support changes as proposed for St. Georges Hospital

13 - Specific Purpose Zones > 13.5 - Specific Purpose (Hospital) Zone > 13.5.4 - Rules - Specific Purpose (Hospital) Zone > 13.5.4.2 - Built form standards > 13.5.4.2.4 - Smaller inner urban sites – Nurse Maude Hospital, Nurse Maude-Mansfield, Wesley Care, former Pegasus Health 24 hr, former Christchurch Women’s Hospital and Montreal House.

Original Submission No	Submitter	Plan Change	Position	Decision Requested
26.11	Rosemary Fraser	PC14	Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls.
61.16	Victoria Neighbourhood Association (VNA)	PC14	Support	Retain provisions 13.5.4.2.4 - 4m Building setback and 13.5.4.2.4.c - Maximum 14m building height.
61.58	Victoria Neighbourhood Association (VNA)	PC14	Oppose	Maintain the operative recession planes taken at 2.3m.
61.59	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Delete clause 13.5.4.1.3 (b) RD13 (b) (ii).
61.60	Victoria Neighbourhood Association (VNA)	PC14	Oppose	[Opposes] the recession plane exemption in 13.5.4.2.4.d.ii.
61.61	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Amend 13.5.4.2.4 by requiring that the maximum of 60% building site coverage is for hospital use only.
63.13	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
194.4	St George's Hospital	PC14	Support	Supports the removal of the St. Georges Heaton Overlay
200.2	Robert J Manthei	PC14	Seek Amendment	[That the internal setback at the former Christchurch Women's Hospital site is 10 metres instead of 4 metres]
200.4	Robert J Manthei	PC14	Seek Amendment	[New standard] That a service road is required on the southern boundary of the former Christchurch Women's Hospital site
200.5	Robert J Manthei	PC14	Seek Amendment	[d] Recession planes should be the same as current ones; The recession plane for the southern boundary on [the former Christchurch Womens Hospital] site should be the same as the current recession plane calculated at a point 10m from the boundary
237.11	Marjorie Manthei	PC14	Support	[Retain a., e.-g. and h.]

13 - Specific Purpose Zones > 13.5 - Specific Purpose (Hospital) Zone > 13.5.4 - Rules - Specific Purpose (Hospital) Zone > 13.5.4.2 - Built form standards > 13.5.4.2.5 - Christchurch Hospital

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.14	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

13 - Specific Purpose Zones > 13.5 - Specific Purpose (Hospital) Zone > 13.5.5 - Rules - Matters of discretion

Original Submission No	Submitter	Plan Change	Position	Decision Requested
237.12	Marjorie Manthei	PC14	Support	[Retain Matters of discretion]

13 - Specific Purpose Zones > 13.5 - Specific Purpose (Hospital) Zone > 13.5.5 - Rules - Matters of discretion > 13.5.5.2 - Site and building design

Original Submission No	Submitter	Plan Change	Position	Decision Requested
61.62	Victoria Neighbourhood Association (VNA)	PC14	Support	Retain 13.5.5.2 clause (iv) as notified in operative District Plan.
61.63	Victoria Neighbourhood Association (VNA)	PC14	Support	Retain 13.5.5.2 clause ix as notified.
61.64	Victoria Neighbourhood Association (VNA)	PC14	Support	Retain 13.5.5.2 x as notified.

13 - Specific Purpose Zones > 13.5 - Specific Purpose (Hospital) Zone > 13.5.5 - Rules - Matters of discretion > 13.5.5.5 - Landscaping

Original Submission No	Submitter	Plan Change	Position	Decision Requested
61.17	Victoria Neighbourhood Association (VNA)	PC14	Support	Retain 13.5.5.5 (b) as notified.

13 - Specific Purpose Zones > 13.5 - Specific Purpose (Hospital) Zone > 13.5.5 - Rules - Matters of discretion > 13.5.5.6 - DELETE 13.5.5.6 St Georges-Heaton Overlay

Original Submission No	Submitter	Plan Change	Position	Decision Requested
194.5	St George's Hospital	PC14	Support	Supports the removal of St. Georges Heaton Overlay

13 - Specific Purpose Zones > 13.5 - Specific Purpose (Hospital) Zone > 13.5.6 - Appendices > 13.5.6.1 - Appendix 13.5.6.1 Alternative Zone Table

Original Submission No	Submitter	Plan Change	Position	Decision Requested
61.2	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Amend Appendix 13.5.6.1 Alternative Zone Table by removing the row with the hospital name 'Former Christchurch Women's Hospital'.
918.12	Geoff Banks	PC14	Seek Amendment	Remove Former Christchurch Women's Hospital from Policy and Appendix

13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone > 13.6.2 - Objective and Policies > 13.6.2.1 - Objective - Use of education facilities > 13.6.2.1.2 - Policy - Effects on neighbourhoods

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.116	Carter Group Limited	PC14	Support	Retain Policy 13.6.2.1.2 Effects on neighbourhoods as notified.
823.87	The Catholic Diocese of Christchurch	PC14	Support	Adopt

13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone > 13.6.4 - Rules - Specific Purpose (School) Zone > 13.6.4.1 - Activity status tables

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.117	Carter Group Limited	PC14	Support	Retain 13.6.4.1.3 Restricted Discretionary Activities as notified.

13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone > 13.6.4 - Rules - Specific Purpose (School) Zone > 13.6.4.1 - Activity status tables > 13.6.4.1.1 - Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.70	Christchurch City Council	PC14	Seek Amendment	Limit building height over St Teresa's School to 8m .

13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone > 13.6.4 - Rules - Specific Purpose (School) Zone > 13.6.4.1 - Activity status tables > 13.6.4.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
806.13	Te Tāhuhu o te Mātaranga (Ministry of Education)	PC14	Seek Amendment	RD5: Amend working of a. to read: a. For schools <u>within adjoining the</u> High Density Residential zones, (within Town Centre and Large Local Centre Intensification Precincts or within Residential Precincts), any building between 14 and 20 metres in height, when the following standards are met
814.118	Carter Group Limited	PC14	Seek Amendment	Amend rule 13.6.4.1.3 RD5, such that it is a controlled activity standard.
823.88	The Catholic Diocese of Christchurch	PC14	Support	Adopt
823.89	The Catholic Diocese of Christchurch	PC14	Seek Amendment	13.6.4.1.3 RD5 - Amend rule 13.6.4.1.3 RD5, such that it is a controlled activity standard.

13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone > 13.6.4 - Rules - Specific Purpose (School) Zone > 13.6.4.2 - Built form standards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.54	Christchurch City Council	PC14	Seek Amendment	Amend [a. proviso for heritage sites] to read as follows: <u>The built form standards below apply to all school sites, but do not apply to those parts of school sites occupied by heritage items and settings and those school sites within Residential Heritage Areas (with the exception of Rule 13.6.4.2.7 Water supply for firefighting, which does apply). Development of heritage items and/or settings is controlled by Chapter 9.3 Historic Heritage. Development of sites within Residential Heritage Areas is controlled by the area-specific built form standards for either the Medium Density Residential zone or Residential Banks Peninsula zone, depending on which is the alternate zoning.</u>
814.119	Carter Group Limited	PC14	Oppose	Delete 13.6.4.2(a).

13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone > 13.6.4 - Rules - Specific Purpose (School) Zone > 13.6.4.2 - Built form standards > 13.6.4.2.1 - Maximum site coverage

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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814.127	Carter Group Limited	PC14	Oppose	Oppose in part 13.6.4.2.1 Maximum site coverage. Retain current provisions.
823.90	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Retain the status quo, insofar that the amendments propose greater constraints on building site coverage than the status quo.

13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone > 13.6.4 - Rules - Specific Purpose (School) Zone > 13.6.4.2 - Built form standards > 13.6.4.2.2 - Height in relation to boundary

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.15	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
806.14	Te Tāhuhu o te Mātaranga (Ministry of Education)	PC14	Seek Amendment	<p>Seek amendment to the wording, to now read:</p> <p>a. No part of any building shall project beyond a building envelope contained by:</p> <p>ii. sites adjoining the High Density Residential (both within and outside of Intensification or Residential Precincts):</p> <p>There shall be no recession plane above 14 metres in height if the building is set back 10 metres or more from a boundary with a residential zone.</p>
814.120	Carter Group Limited	PC14	Oppose	Oppose in part 13.6.4.2.2 Height in relation to boundary. Retain the current provisions.
823.91	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Retain the status quo, insofar that the amendments propose greater constraints on building height in relation to boundaries than the status quo.

13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone > 13.6.4 - Rules - Specific Purpose (School) Zone > 13.6.4.2 - Built form standards > 13.6.4.2.3 - Minimum building setback from road boundaries

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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814.121	Carter Group Limited	PC14	Oppose	Oppose in part 13.6.4.2.3 Minimum building setback from road boundaries. Retain current provisions.
823.92	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Retain the status quo, insofar that the amendments propose greater building setbacks from road boundaries than the status quo.

13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone > 13.6.4 - Rules - Specific Purpose (School) Zone > 13.6.4.2 - Built form standards > 13.6.4.2.4 - Minimum building setback from internal boundaries and maximum building length

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.122	Carter Group Limited	PC14	Oppose	Oppose in part to 13.6.4.2.4 Minimum building setback from internal boundaries and maximum building lengths. Retain current provisions.
823.93	The Catholic Diocese of Christchurch	PC14	Seek Amendment	The submitter opposes the amendments to the rule, to the extent that it will impose greater building setbacks from internal boundaries and/or constraints on building length, relative to the status quo. This will limit development capacity in a manner that is inconsistent with the NPS-UD.

13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone > 13.6.4 - Rules - Specific Purpose (School) Zone > 13.6.4.2 - Built form standards > 13.6.4.2.5 - Maximum building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
26.12	Rosemary Fraser	PC14	Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls.
814.123	Carter Group Limited	PC14	Support	Support 13.6.4.2.5 Maximum building height. Retain as notified.

823.94	The Catholic Diocese of Christchurch	PC14	Support	Adopt
870.11	Susanne Antill	PC14	Seek Amendment	Oppose increased height limits of buildings.
893.12	Susanne and Janice Antill	PC14	Oppose	Oppose increased height limits of buildings.

13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone > 13.6.4 - Rules - Specific Purpose (School) Zone > 13.6.4.2 - Built form standards > 13.6.4.2.6 - Landscaping

Original Submission No	Submitter	Plan Change	Position	Decision Requested
806.15	Te Tāhuhu o te Mātaranga (Ministry of Education)	PC14	Oppose	Oppose the proposed provisions for landscaping as applied to Specific Purpose (School) Zones.
814.124	Carter Group Limited	PC14	Oppose	Oppose 13.6.4.2.6 Landscaping. Delete built form standard.
823.95	The Catholic Diocese of Christchurch	PC14	Oppose	Delete

13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone > 13.6.4 - Rules - Specific Purpose (School) Zone > 13.6.4.2 - Built form standards > 13.6.4.2.7 - Water supply for firefighting

Original Submission No	Submitter	Plan Change	Position	Decision Requested
842.22	Fire and Emergency	PC14	Not Stated	Retain as notified.

13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone > 13.6.5 - Rules - Matters of discretion > 13.6.5.1 - Effects on the neighbourhood

Original Submission No	Submitter	Plan Change	Position	Decision Requested
806.16	Te Tāhuhu o te Mātaranga (Ministry of Education)	PC14	Support	Support proposed amended changes of provisions.
814.125	Carter Group Limited	PC14	Oppose	Oppose 13.6.5.1 Effects on the neighbourhood. Delete built form standard.
823.96	The Catholic Diocese of Christchurch	PC14	Oppose	Delete

13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone > 13.6.6 - Appendices > 13.6.6.1 - Appendix 13.6.6.1 State Schools

Original Submission No	Submitter	Plan Change	Position	Decision Requested
852.24	Christchurch International Airport Limited (CIAL)	PC14	Oppose	Amend Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1 to ensure that sites beneath the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area retain the operative plan Residential Suburban or Residential Suburban Transition Zone.

13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone > 13.6.6 - Appendices > 13.6.6.2 - Appendix 13.6.6.2 State Integrated Schools

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.71	Christchurch City Council	PC14	Seek Amendment	Limit building height over St Teresa's School to 8m.
823.97	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Amend Appendix 13.6.6.2 State Integrated Schools, so that the alternative zone for: <ul style="list-style-type: none"> • St Mary's School at Manchester Street is 'CCMUZ'; and • St Teresa's on Puriri Street is 'HRZ' Otherwise, retain the wording in the Appendix, insofar as it relates to the alternative zoning of all other state integrated schools.
852.25	Christchurch International Airport Limited (CIAL)	PC14	Oppose	Amend Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1 to ensure that sites beneath the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area retain the operative plan Residential Suburban or Residential Suburban Transition Zone.

13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone > 13.6.6 - Appendices > 13.6.6.3 - Appendix 13.6.6.3 Private Schools

Original Submission No	Submitter	Plan Change	Position	Decision Requested
699.6	Christ's College	PC14	Support	supports this alternate High Density Residential Zoning
751.53	Christchurch City Council	PC14	Seek Amendment	Amend the alternate zoning for Christ's College to MRZ in respect of sites east of Rolleston Ave; and the alternate zoning for Cathedral Grammar to MRZ in respect of 17 Armagh St.

852.26	Christchurch International Airport Limited (CIAL)	PC14	Oppose	Amend Appendices 13.6.6.1, 13.6.6.2, 13.6.6.3 and 13.7.6.1 to ensure that sites beneath the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area retain the operative plan Residential Suburban or Residential Suburban Transition Zone.
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13 - Specific Purpose Zones > 13.7 - Specific Purpose (Tertiary Education) Zone > 13.7.6 - Appendices > 13.7.6.1 - Appendix 13.7.6.1

Original Submission No	Submitter	Plan Change	Position	Decision Requested
184.4	University of Canterbury	PC14	Support	Retain alternative zoning (MDRZ) of the University Campus within the Specific Purpose (Tertiary Education) Zone

13 - Specific Purpose Zones > 13.8 - Specific Purpose (Lyttelton Port) Zone > 13.8.4 - Rules - Specific Purpose (Lyttelton Port) Zone > 13.8.4.1 - Activity status tables > 13.8.4.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.16	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

13 - Specific Purpose Zones > 13.8 - Specific Purpose (Lyttelton Port) Zone > 13.8.4 - Rules - Specific Purpose (Lyttelton Port) Zone > 13.8.4.2 - Built form standards > 13.8.4.2.2 - Daylight recession planes at boundary with a Residential Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.17	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

13 - Specific Purpose Zones > 13.8 - Specific Purpose (Lyttelton Port) Zone > 13.8.5 - Rules - Matters of discretion and control > 13.8.5.2 - Built Form Standards > 13.8.5.2.2 - Daylight recession planes at boundary with a Residential Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.18	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

13 - Specific Purpose Zones > 13.9 - Specific Purpose (Golf Resort) Zone > 13.9.4 - Rules - Specific Purpose (Golf Resort) Zone - Clearwater Golf Resort > 13.9.4.2 - Built form standards - Clearwater Golf Resort > 13.9.4.2.2 - Recession planes - Clearwater Golf Resort

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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63.19	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
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13 - Specific Purpose Zones > 13.9 - Specific Purpose (Golf Resort) Zone > 13.9.5 - Rules - Specific Purpose (Golf Resort) Zone - Whisper Creek Golf Resort > 13.9.5.2 - Built form standards - Whisper Creek Golf Resort > 13.9.5.2.2 - Recession planes - Whisper Creek Golf Resort

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.20	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

13 - Specific Purpose Zones > 13.14 - Specific Purpose (Otakaro Avon River Corridor) Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
671.3	Larissa Lilley	PC14	Support	Support high density housing in the Red Zone
834.34	Kāinga Ora – Homes and Communities	PC14	Oppose	13.14 Specific Purpose (Otākaro Avon River Corridor) Zone – All provisions, including Appendix 13.14.6.2 specifying alternative zone provisions applicable to privately owned properties within the zone. Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety

13 - Specific Purpose Zones > 13.14 - Specific Purpose (Otakaro Avon River Corridor) Zone > 13.14.4 - Rules - Specific Purpose (Otakaro Avon River Corridor) Zone > 13.14.4.1 - Activity status tables > 13.14.4.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
91.1	The Glenara Family Trust	PC14	Seek Amendment	Add to Rule 13.14.4.3 [Sic - 13.14.4.1.3], a Restricted Discretionary Activity status for the construction of residential activities on a site listed in Appendix 13.14.6.2 that do not comply in all respects with the applicable activity and built form standards, along with the appropriate matters of discretion. Such provisions could be modelled on Rule 14.5.1.3 RD15-31 for similar proposals in the Medium Density Residential Zone (MRZ).
91.2	The Glenara Family Trust	PC14	Seek Amendment	As an alternative, a provision could be made in Rule 13.14.4.1.3 for a single omnibus Restricted Discretionary Activity (RDA) that cross-refers to Rule 14.5.1.3 RD15-RD31. The Trust does not oppose a limitation of building height to 3 storeys or less on its land, so it does not seek the inclusion of RD14 from the list in Rule 14.5.1.3.

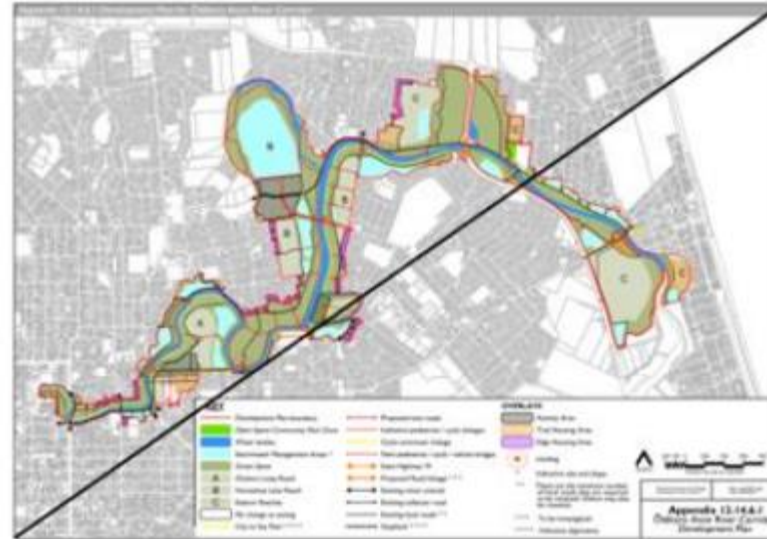
13 - Specific Purpose Zones > 13.14 - Specific Purpose (Otakaro Avon River Corridor) Zone > 13.14.4 - Rules - Specific Purpose (Otakaro Avon River Corridor) Zone > 13.14.4.2 - Built form standards > 13.14.4.2.8 - Recession planes

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.21	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

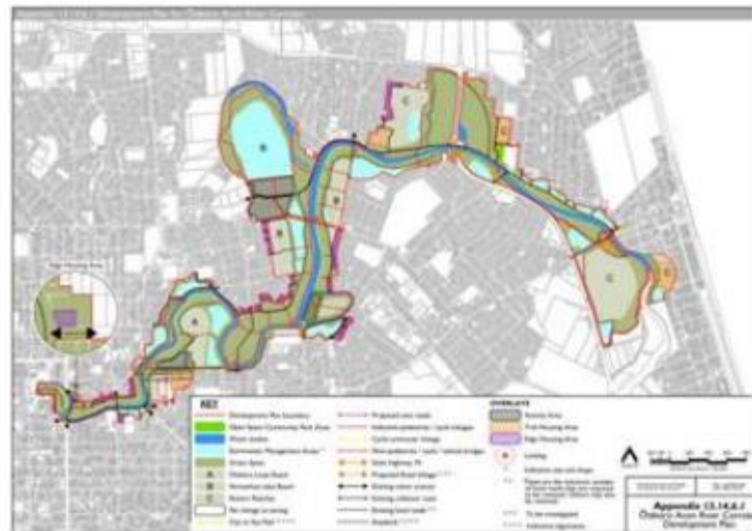
13 - Specific Purpose Zones > 13.14 - Specific Purpose (Otakaro Avon River Corridor) Zone > 13.14.6 - Appendices > 13.14.6.1 - Appendix 13.14.6.1 Development Plan and Stopbank Cross-section

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.51	Christchurch City Council	PC14	Seek Amendment	Re-insert the original Appendix 13.14.6.1 and show it with a black strikethrough indicating that it is to be deleted. Show the title of the amended Appendix 13.14.6.1 in purple bold underlined text and add a new Edge Housing Area Overlay over 254 Fitzgerald Avenue, as shown:

Ōtākaro Avon River Corridor Development Plan:



Ōtākaro Avon River Corridor Development Plan



13 - Specific Purpose Zones > 13.14 - Specific Purpose (Otakaro Avon River Corridor) Zone > 13.14.6 - Appendices > 13.14.6.2 - Appendix 13.14.6.2 Pre-Earthquake Activities List

Original Submission No	Submitter	Plan Change	Position	Decision Requested																				
751.52	Christchurch City Council	PC14	Seek Amendment	<p>Delete the last two lines of the Appendix 13.14.6.2 table proposed to be amended by PC14, as shown below:</p> <table border="1"> <tbody> <tr> <td>(...)</td> <td>(...)</td> <td>(...)</td> <td>(...)</td> <td>(...)</td> </tr> <tr> <td>LOT 4 DP 6463</td> <td>50 <u>Wainoni Road</u></td> <td>33</td> <td>L1 (Map 33A)</td> <td>RS</td> </tr> <tr> <td>Legal Description</td> <td>Address</td> <td>Map Ref</td> <td><u>Pre-Earthquake</u> Zone</td> <td>Alternative Zone</td> </tr> <tr> <td>LOT 1 DP 66188</td> <td>76 Atlantis Street</td> <td>26</td> <td>L1 (Map 27A)</td> <td>RS</td> </tr> </tbody> </table>	(...)	(...)	(...)	(...)	(...)	LOT 4 DP 6463	50 <u>Wainoni Road</u>	33	L1 (Map 33A)	RS	Legal Description	Address	Map Ref	<u>Pre-Earthquake</u> Zone	Alternative Zone	LOT 1 DP 66188	76 Atlantis Street	26	L1 (Map 27A)	RS
(...)	(...)	(...)	(...)	(...)																				
LOT 4 DP 6463	50 <u>Wainoni Road</u>	33	L1 (Map 33A)	RS																				
Legal Description	Address	Map Ref	<u>Pre-Earthquake</u> Zone	Alternative Zone																				
LOT 1 DP 66188	76 Atlantis Street	26	L1 (Map 27A)	RS																				

14 - Residential

Original Submission No	Submitter	Plan Change	Position	Decision Requested
11.10	Cheryl Horrell	PC14	Oppose	<i>Reduce maximum impervious surface area permitted.</i>
16.1	Andrea Heath	PC14	Oppose	Remove the ability to construct buildings of up to 14m without resource consent.
55.11	Tobias Meyer	PC14	Seek Amendment	Allow for commercial use on corner sites in residential zones.
93.1	Wayne Keen	PC14	Oppose	Assist developers and builders to complete builds on land currently sitting vacant within the city.
107.3	Heather Woods	PC14	Seek Amendment	<i>For the inclusion of Transportable Homes to be included in all discussions regarding housing.</i>
107.4	Heather Woods	PC14	Seek Amendment	<i>To permit and promote the development of Transportable Housing Community Hubs</i>
107.5	Heather Woods	PC14	Seek Amendment	<i>That the CCC will accept the importance of Transportable Housing Community Hubs.</i>
107.7	Heather Woods	PC14	Support	<p><i>I accept these criteria PROVIDING:</i></p> <p><i>a) social housing complexes, and groups of older person's housing units where all the buildings are single storey may be developed by Community Minded Private Companies.</i></p>

				<i>Not just not for profit agencies and government agencies. Private Companies can provide this type of housing using transportable houses in a much more timely and cost efficient manner than the agencies currently preferred by CCC. Community Facilities such as a Communal Hall, plus storage, yard space, clotheslines, parking would still all be provided.</i>
112.11	Nikki Smetham	PC14	Support	[Retain provisions requiring that Crime Prevention Through Environmental Design (CPTED) principles are considered and complied with]
112.17	Nikki Smetham	PC14	Seek Amendment	Resolve these matters: <ul style="list-style-type: none"> • Reduced internal privacy, ie avoid window to window views, • Compatible scale with surrounding residential suburb • The potential oversupply of one typology that may adversely impact on good urban design, diversity and character.
113.1	Sally Wihone	PC14	Seek Amendment	Provide for accessible parking spaces and wheelchair accessibility on footpaths within residential zones.
115.1	Baden McArdle	PC14	Support	Retain as notified
129.1	Glennis Pattison	PC14	Oppose	I oppose residential areas having any changes from what they were originally planned for many years ago in original planning,
134.2	Terry Blogg	PC14	Oppose	To not implement changes that would see higher density housing in the areas proposed.
134.7	Terry Blogg	PC14	Oppose	Oppose provisions for increase in housing density.
137.2	Diane Hide	PC14	Oppose	Buildings over permitted height of 14m.
173.1	Faye Hall	PC14	Support	No relief sought.
186.2	Bob Burnett	PC14	Support	Support the proposed changes with amendments to increase thermal performance and reduced energy efficiency of residential housing.
199.6	Joshua Wight	PC14	Support	More homes, with 3-storey, 3-homes per site.
199.9	Joshua Wight	PC14	Seek Amendment	[Re: 14.5.2.6.a and 14.6.2.2.a] Amend the sunlight access QM to previously proposed levels or oppose entirely.
207.3	Mitchell Cocking	PC14	Oppose	Reject the plan change
223.1	David Lough	PC14	Oppose	Retain existing planning provisions in Merivale.
225.9	Michael Dore	PC14	Oppose	The History, Character and Heritage of our City of Christchurch should be protected at all costs
258.6	Stephen Bryant	PC14	Seek Amendment	Require privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, to be part of the assessment process for ALL developments.

275.1	Thomas Harrison	PC14	Seek Amendment	For CCC to add more controls to stop negative impacts on neighboring properties.
287.4	Mark Nichols	PC14	Seek Amendment	Seek densification in a planned and staged way by staging the effective date of the zoning changes in for example rings coming out from the city centre and/or major shopping areas, so that the densification occurs in a structured way over time, rather than in a haphazard way across most of the city. This will allow for a more staged build out of the infrastructure required to support the densification.
292.3	Julie Farrant	PC14	Seek Amendment	[Amend to enable] separate living quarters where their individual family units can reside separately. Currently; the consent process is very limited for this type of dwelling
315.3	Denis Morgan	PC14	Support	I have no objection to high(er) density housing. I have no objection to high(er) density in my neighbourhood.
340.1	Kirsten Templeton	PC14	Seek Amendment	[T]hat neighbours [must] be consulted if a site [is proposed to be] developed in a manner that was reasonably different to the current layout/style/size of a property.
348.3	Annette Prior	PC14	Seek Amendment	[Seeks that] new builds and high rise [dwellings] are building in new subdivisions.
349.1	Stephen Deed	PC14	Seek Amendment	[Seeks that] [i]n Suburban Residential areas a height limit of 2 stories should apply regardless of how close to Suburban Shopping areas.
401.1	Max Stewart	PC14	Support	[Retain all provisions as proposed] - No amendments
461.1	Andrew Congalton	PC14	Seek Amendment	Seek amendment to the application of residential zones which increase density.
474.2	Heather Tate	PC14	Oppose	To not add more on to height gains for commercial and residential
477.1	Di Noble	PC14	Oppose	Oppose PC14 changes to the Residential zones in general. Requests Council to stop allowing 2 and 3 story units or restrict areas in which they are permitted.
486.1	Brian Reynolds	PC14	Oppose	Retain existing height limits and reduce infill housing in residential zones.
509.1	Geoffrey Rice	PC14	Oppose	Abandon the HRZ designation along Papanui Road.
512.6	Harrison McEvoy	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
513.2	Tales Azevedo Alves	PC14	Seek Amendment	The Council enable 6-10 storey residential buildings near commercial centres.
535.1	PRUDENCE MORRALL	PC14	Seek Amendment	Seek amendment to the MRZ area - Exclude Therese Street.
557.5	Peter Beswick	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.

566.1	Bruce Chen	PC14	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
577.1	James Robinson	PC14	Support	
594.1	Hao Ning Tan	PC14	Oppose	Seeks that the Council drops the Low Public Transport Accessibility Qualifying Matter.
627.22	Plain and Simple Ltd	PC14	Seek Amendment	<p>[New provisions to] ensure the [delivery of]:</p> <ul style="list-style-type: none"> • mainstream alternative housing options with accessible green space and appropriate amenity values. • integrat[ed] social and affordable housing in mixed communities • prototyping zones with rules and aligned support that facilitates innovation and prototyping of new choices of housing
678.2	Logan Clarke	PC14	Support	[Support intensification plan change.] the changes being made to make our city more walkable and livable, including the high density housing projects which will happen in the next 20 years as Christchurch begins to build up rather than out as we move away from car ownership.
678.4	Logan Clarke	PC14	Oppose	[Opposes] the existence of a commercial zone. This should be combined with the residential zone and lower the city to grow and change as time goes on. Would like to see this [Mixed Use Zone] spread and be more common across the city.
683.1	Dot Fahey	PC14	Oppose	<p>Our submission is in relation to the residential block bounded by Curletts Road, Main South Road, Suva Street and Ballantyne Avenue.</p> <p>In particular 11-33 Main South Road - requesting that the high density zoning for this part of Main South Rd is pushed back to non Southern Express Major Cycle Route traversing areas. Reasoning as above.</p>
696.1	Terence Sissons	PC14	Oppose	<p>Limit the HDRZ to the central city area and provide for MDRZs around the suburban shopping centres</p> <p>Provide for 3 level dwellings as of right in MDRZs.</p> <p>Require independent geo-tech advice as a precondition to any development over 10 metres.</p> <p>Delete the waiver of QM re sunlight access for buildings over 12m.</p>
701.2	Ian McChesney	PC14	Seek Amendment	[Seeks that Council c]onsider developer incentives to aggregate adjoining properties (based on fair market prices) so density can be achieved in a well designed, coherent manner without adversely affecting neighbouring properties. Such incentives should

				go hand in hand with those to achieve better environmental standards e.g. reduced building embodied CO2.
720.1	Mitchell Coll	PC14	Seek Amendment	Submission seeks additional two rules to improve visual interest in buildings: <ol style="list-style-type: none"> 1. Add a rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line. 2. Add a rule requiring that each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm.
720.48	Mitchell Coll	PC14	Seek Amendment	Seeks an additional built form rule that includes minimum garage dimensions to ensure at least a 85th percentile vehicle can park inside the garage.
720.49	Mitchell Coll	PC14	Seek Amendment	Seeks amendment so that Residential Design Principles are assessed as part of a resource consent application whenever a resource consent is triggered.
720.50	Mitchell Coll	PC14	Seek Amendment	Seek amendment to 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:.”
733.1	Michael Hall	PC14	Support	Supports the plan change for intensification
772.2	Robert Braithwaite	PC14	Seek Amendment	3. Apply Lower density rules for the residential areas outside of the 'Four Avenues' to reflect that they are NOT part of the Central City but local small-scale residential neighbourhoods unsuited to high rise development.
778.2	Mary O'Connor	PC14	Seek Amendment	Consider making the earthquake damage risk to dwellings a Qualifying Matter.
784.7	Jessica Adams	PC14	Oppose	[Seeks that] the Council notifies residents where subdivision development and consent for construction is applied for, by notifying applications and developing processes that residents can follow if they are adversely affected by development.
832.14	Finn Jackson	PC14	Seek Amendment	Seek amendments to residential zoning to make some or all corner sites in residential areas rezoned to a new residential mixed use zone.
834.119	Kāinga Ora – Homes and Communities	PC14	Oppose	Rules 14.4.2.– 14.11.2 –Residential Built FormStandards. Delete Section 6.10A and all associatedprovisions.
834.173	Kāinga Ora – Homes and Communities	PC14	Oppose	Assessment Matters. 1. For the ‘non-notified’ rules set outabove, the matters for assessmentare to be limited to the adequateprovision of amenity for occupantsand the delivery of a functional andattractive streetscape.

				<p>2. 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>3. 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>4. For the 4+ unit urban design rule, matters of discretion are sought to be as follows:</p> <p><u>a) 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>b) 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>c) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable room windows and balconies;</u></p> <p><u>d) 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>Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces</p>
853.1	Lyttelton Port Company Limited	PC14	Support	<p>Chapters 14 and 15 – Residential Banks Peninsula Zone and Commercial Banks Peninsula Zone</p> <p>Retain without amendment all provisions that apply to or refer to the Lyttelton Port Influences Overlay as notified.</p>
853.16	Lyttelton Port Company Limited	PC14	Oppose	<p>New standard for building height</p> <p>Insert as follows:</p> <p>Any building for a residential activity within the Industrial Interface Qualifying Matter Area, Inland Port Sub-Area: 7 metres or 2 storeys, whichever is the lesser.</p>

889.3	Susanne Elizabeth Hill	PC14	Support	Seeks that townhouses are encouraged on large sections once older homes have passed their liveable stage.
902.24	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Support	[Retain Residential Industrial Interface Qualifying Matter]: [That] there is a strong constraint on residential height and a wide buffer provided between residential areas and any industrial development.
1048.25	Cameron Matthews	PC14	Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1061.1	Elizabeth Harris	PC14	Oppose	The submitter seeks that 31 Cashel Street and surrounding sites be rezoned to High Density Residential.

14 - Residential > 14.1 - Introduction

Original Submission No	Submitter	Plan Change	Position	Decision Requested
2.8	Greg Olive	PC14	Oppose	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction Road
377.11	Toka Tū Ake EQC	PC14	Support	Retain 14.1 as notified.
834.79	Kāinga Ora – Homes and Communities	PC14	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ
834.136	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	14.1(e) Introduction to residential policies. Retain statement. Amend reference at the end of the statement to “...subclause g f ”
853.5	Lyttelton Port Company Limited	PC14	Support	Retain as notified.
878.11	Transpower New Zealand Limited	PC14	Seek Amendment	Amend 14.1 Introduction as follows: " ...In this chapter the reduction in intensification, including the avoidance of intensification in some cases , due to qualifying matters has been implemented in two ways: by having the Medium Density Residential or High Density Residential zones, but enabling lesser, or no further , intensification than the Medium Density Residential Standards require in the areas or sites in those zones where a qualifying matter applies;..."

14 - Residential > 14.2 - Objectives and Policies

Original Submission No	Submitter	Plan Change	Position	Decision Requested
145.21	Te Mana Ora/Community and Public Health	PC14	Seek Amendment	New Policy proposed - Universal design standards should also be applied to new streetscapes and buildings so that they are accessible for all people.
627.3	Plain and Simple Ltd	PC14	Seek Amendment	[T]hatthe objectives within PC 14 are amended to explicitly include recognition ofthe role of housing in fostering social cohesion and a sense of communitybelonging.
834.80	Kāinga Ora – Homes and Communities	PC14	Oppose	1. Delete the Low Public TransportAccessibility Qualifying Matter and allassociated provisions.2. Rezone all areas subject to this QM toMRZ

14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply

Original Submission No	Submitter	Plan Change	Position	Decision Requested
237.13	Marjorie Manthei	PC14	Support	[Retain Objective 14.2.1(a)(i)]
259.7	Ara Poutama Aotearoa	PC14	Support	Supports the amendment of residential objective 14.2.1
689.19	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Objective as notified]
814.126	Carter Group Limited	PC14	Support	Retain Objective14.2.1 as notified.
823.98	The Catholic Diocese of Christchurch	PC14	Support	Adopt
834.137	Kāinga Ora – Homes and Communities	PC14	Support	Retain the objective

14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.1 - Policy - Housing distribution and density

Original Submission No	Submitter	Plan Change	Position	Decision Requested
184.1	University of Canterbury	PC14	Seek Amendment	<p>Supports with amendments:</p> <ul style="list-style-type: none"> - ii: Amend to reflect HDZ to be established in all of City - not just Central City - iii: Amend as follows: <p>Medium and high density residential development is established in and near identified commercial centres is established and/or within existing urban areas where there is ready access to a wide range of facilities, services, public transport, parks and public open spaces.</p> <ul style="list-style-type: none"> - iv: Amend to reflect FUZ
625.8	Pamela-Jayne Cooper	PC14	Support	Seeks to retain objective 14.2.1 (a) (i) as notified (about providing a range of housing types and sizes).
689.20	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
695.23	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	[Amend provision vii to better r]ecognise and enable the housing needs of Ngāi Tahu whānui to be met in Banks Peninsula.
805.35	Waka Kotahi (NZ Transport Agency)	PC14	Support	Retain as notified.
814.128	Carter Group Limited	PC14	Support	Retain Policy 14.2.1.1 as notified.
823.99	The Catholic Diocese of Christchurch	PC14	Support	Adopt
834.138	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>Policy 14.2.1.1 – Policy – Housing distribution and density</p> <p>Retain clauses (a)(ii) and (iii).</p> <p>Add a new clause (a)(iv) as follows (with consequential renumbering of subsequent clauses):</p>

				<u>(iv) medium density residential development is established across the majority of the City unless precluded by a qualifying matter.</u>
834.139	Kāinga Ora – Homes and Communities	PC14	Support	Table 14.2.1.1a – Zone descriptions. Retain zone descriptions
877.21	Otautahi Community Housing Trust	PC14	Seek Amendment	[Regarding Policy 14.2.1.1] Retain clauses (a)(ii) and (iii). Add a new clause (a)(iv) as follows (with consequential renumbering of subsequent clauses): <u>(iv) medium density residential development is established across the majority of the City unless precluded by a qualifying matter.</u>
881.9	Red Spur Ltd	PC14	Seek Amendment	[Seeks to] [d]elete the reference to Redmund Spur in the Large Lot Zone Description (14.2.1.1 Policy –Housing distribution and density, Table 14.2.1.1a) as below Covers a number of areas on the Port Hills where there is an existing residential settlement that has a predominantly low density or semi-rural character as well as the Akaroa Hills slopes and rural residential areas of Samarang Bay and Allandale on Banks Peninsula, and a low density hamlet centred on the northern part of Gardiners Road, Redmund Spur , and 86 Bridle Path Road.
881.10	Red Spur Ltd	PC14	Seek Amendment	[Seeks to amend] Table 14.2.1.1a Residential Hills zone description to include the current operative RH zones west of Westmorland as below Covers all the living environments that are located on the slopes of the Port Hills from Westmorland Quarry Hill in the west to Scarborough in the east.

14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.2 - Policy - Residential development in Banks Peninsula

Original Submission No	Submitter	Plan Change	Position	Decision Requested
695.24	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	[Amend Policy to better r]ecognise and enable the housing needs of Ngāi Tahu whānui to be met in Banks Peninsula.
814.129	Carter Group Limited	PC14	Support	Supports the deletion of Policy 14.2.1.2.

823.100	The Catholic Diocese of Christchurch	PC14	Support	Adopt
834.140	Kāinga Ora – Homes and Communities	PC14	Support	Policy 14.2.1.2 and 14.2.1.3 Support the deletion of these two policies.

14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.3 - Policy - Needs of Ngai Tahu whanui

Original Submission No	Submitter	Plan Change	Position	Decision Requested
695.25	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Support	Retain [Policy as notified]
814.130	Carter Group Limited	PC14	Support	Supports the deletion of Policy 14.2.1.3.
823.101	The Catholic Diocese of Christchurch	PC14	Support	Adopt

14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.7 - Policy - Monitoring

Original Submission No	Submitter	Plan Change	Position	Decision Requested
237.14	Marjorie Manthei	PC14	Support	[Retain Policy 14.2.1.7]
689.23	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]

14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.8 - DELETE 14.2.1.2 Policy - Establishment of new medium density residential areas

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.21	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain proposed deletion]

14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.9 - DELETE 14.2.1.3 Policy - Residential development in the Central City

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.22	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain proposed deletion]

14 - Residential > 14.2 - Objectives and Policies > 14.2.2 - Objective - Short term residential recovery needs

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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695.26	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Support	Retain [Objective as notified]
834.141	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete Objective 14.2.2 and associated policies 14.2.2.1-14.2.2.4 and the associated EDM and CHRM in the event that the Public Transport accessibility QM is removed, and the Tsunami Hazard QM reduced to 1:100 year hazard.
834.142	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete Objective 14.2.2 and associated policies 14.2.2.1-14.2.2.4 and the associated EDM and CHRM in the event that the Public Transport accessibility QM is removed, and the Tsunami Hazard QM reduced to 1:100 year hazard.

14 - Residential > 14.2 - Objectives and Policies > 14.2.2 - Objective - Short term residential recovery needs > 14.2.2.2 - Policy - Recovery housing - higher density comprehensive redevelopment

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.144	Kāinga Ora – Homes and Communities	PC14	Oppose	<p>Policy 14.2.2.2 b. iv. (Recovery housing higher density comprehensive redevelopment).</p> <p>14.2.2.2 Policy - Recovery housing higher density comprehensive redevelopment</p> <p>a. Enable and incentivise higher density comprehensive development of suitable sized and located sites within existing residential areas, through an Enhanced development mechanism which provides:...</p> <p>iv. Christchurch International Airport, arterial traffic routes, and railway lines.</p>

14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2

Original Submission No	Submitter	Plan Change	Position	Decision Requested
259.8	Ara Poutama Aotearoa	PC14	Support	Supports new residential objective 14.2.3 (MDRS objective 2).
689.24	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Objective as notified]
834.143	Kāinga Ora – Homes and Communities	PC14	Support	Objective 14.2.3 and associated policies 14.2.3.1-14.2.3.5 - MDRS. Retain the objective and associated policies. Note that sequentially Policy 5 (14.2.3.3) should come at the end i.e. the policy 'batting order' should be 1 to 5 rather than the current arrangement of 1,2, 5, 3,4
878.12	Transpower New Zealand Limited	PC14	Support	Retain 14.2.3 Objective MDRS Objective 2 as notified.

14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.1 - Policy - MDRS Policy 1

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.25	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
878.13	Transpower New Zealand Limited	PC14	Seek Amendment	Amend 14.2.3.1 Policy MDRS Policy 1 as follows: <u>“a. enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments., while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as directed by the relevant qualifying matter provisions.”</u>

14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.2 - Policy - MDRS Policy 2

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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145.19	Te Mana Ora/Community and Public Health	PC14	Seek Amendment	Te Mana Ora encourages Christchurch City Council to consider how to ensure MDRS Policy 1 (14.2.3.2) will be achieved and how increased density and subdivision will provide diversity of housing stock that caters to range of population groups with different needs. Providing a diversity of housing stock and a mix of residential densities can give everyone more choice about where to live.
689.26	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
852.7	Christchurch International Airport Limited (CIAL)	PC14	Support	Retain new Policy 14.2.3.2 14.2.3.2 Policy - MDRS Policy 2 a. Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga).
853.6	Lyttelton Port Company Limited	PC14	Support	Retain MDRS policy 2a as notified.
854.11	Orion New Zealand Limited (Orion)	PC14	Support	Policy 14.2.3.2 Retain as notified.
878.14	Transpower New Zealand Limited	PC14	Support	Retain 14.2.3.2 Policy as notified.

14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.3 - Policy - MDRS Policy 5

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.27	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
878.15	Transpower New Zealand Limited	PC14	Support	Retain 14.2.3.3 Policy MDRS Policy 5 as notified.

14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.4 - Policy - MDRS Policy 3

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.28	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]

14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.5 - Policy - MDRS Policy 4

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.29	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
556.3	Winton Land Limited	PC14	Seek Amendment	Amend 14.2.3.6 as follows: 14.2.3.6 Framework for building heights in medium and high density areas: a. Enable building heights in accordance with the planned urban built character for medium and high density areas, whilst also enabling increased building heights under specific conditions. <u>This includes building heights of at least three stories in the Medium Density Residential Zone and of at least six stores in the High Density Residential Zone where the site is located within a walkable catchment of; existing and planned rapid transit; the edge of the City Centre Zone; or the edge of the Metropolitan Centre Zone.</u>
689.30	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
814.131	Carter Group Limited	PC14	Support	Supports Policy 14.2.3.6. Retain as notified.
823.102	The Catholic Diocese of Christchurch	PC14	Support	Adopt
834.145	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete policy and replace with the following: Enable building heights in accordance with the planned urban built character for medium and high density areas, whilst also enabling increased building heights under specific conditions.

				<p><u>Encourage greater building height, bulk, form and appearance to achieve high density planned urban form when within the proximity of nearby commercial centres to deliver:</u></p> <p><u>a. At least 10 storey buildings within 1.2km of the Central City and the Metropolitan Centre zones in Hornby, Riccarton and Papanui;</u></p> <p><u>b. At least 6 storey buildings in proximity to town centres and medium and large local centres;</u></p> <p><u>c. At least 3-4 stories everywhere else in the MRZ.</u></p>
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14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.7 - Management of increased building heights

Original Submission No	Submitter	Plan Change	Position	Decision Requested
145.20	Te Mana Ora/Community and Public Health	PC14	Support	Te Mana Ora supports the inclusion of the conditions for managed consents for increased heights beyond those enabled within medium and high-density zoned area (14.2.3.7), including that provision for “a greater variety of housing types, price points and sizes when compared to what is provided in the surrounding area” (14.2.3.7 i), and encourages Christchurch City Council to investigate ways to apply these to enabled development as well. Indoor air quality should also be considered in housing design.
212.7	The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)	PC14	Seek Amendment	Amend Policy 14.2.3.7 as follows: <u>a. Within medium and high density zoned areas, only provide for increased building heights beyond those enabled in the zone or precinct where the following is achieved:</u> <u>i. the development provides for a greater variety of housing types, price points, and sizes, when compared to what is provided in the surrounding area;</u>

				<p><u>ii. the development is consistent with the built form outcomes anticipated by the underlying zone or precinct;</u></p> <p><u>iii. the site is located within walking distance of public or active transport corridors; community facilities or commercial activities; and public open space;</u></p> <p><u>iv. building design features are used to reduce:</u></p> <p><u>A. significant shading, dominance and privacy effects caused by increased height on adjacent residential properties and public spaces; and</u></p> <p><u>B. the effects of dominance and shading on historic heritage, significant trees, or character areas;</u></p> <p><u>C. reverse sensitivity effects on existing non-residential activities.</u></p> <p><u>v. When considering height increases within 1.2km from the city centre, the economic impacts on the city centre from an increase in height.</u></p>
237.15	Marjorie Manthei	PC14	Support	[Retain Policy 14.2.3.7(a)(i-iv)]
556.4	Winton Land Limited	PC14	Seek Amendment	<p>amend Policy 14.2.3.7 as follows:</p> <p>14.2.3.7 Management of increased building heights</p> <p>a. Within medium and high density zoned areas, only provide for increased building heights beyond those enabled in the zone, <u>being three and six stories respectively</u> or precinct where the following is achieved:</p> <p>i. the development provides for a greater variety of housing types, price points, and sizes, when compared to what is provided in the surrounding area;</p> <p>ii. the development is consistent with the built form outcomes anticipated by the underlying zone or precinct; <u>being three stories in the medium density and six stories in the high density zone.</u></p> <p>iii. the site is located within walking distance of public or active</p>

				<p>transport corridors; community facilities or commercial activities; and public open space; iv. building design features are used to reduce: A. significant shading, dominance and privacy effects caused by increased height, <u>above three (MDR) or six (HDR) stories</u> on adjacent residential properties and public spaces; and B. the effects of dominance and shading on historic heritage, significant trees, or character areas; v. When considering height increases within 1.2km from the city centre, the economic impacts on the city centre from an increase in height</p>
689.31	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
780.10	Josie Schroder	PC14	Seek Amendment	Amend 14.2.3.7 to include reference to policy in title.
814.132	Carter Group Limited	PC14	Oppose	Opposes Policy 14.2.3.7 and seeks deletion.
823.103	The Catholic Diocese of Christchurch	PC14	Support	Adopt
834.146	Kāinga Ora – Homes and Communities	PC14	Oppose	<p>Policy 14.2.3.7 – management of increased building heights</p> <p>Delete the policy and replace it with: <u>Within medium and high density zoned areas, increased building heights are anticipated where:</u></p> <p><u>i. The site has good accessibility to public and active transport corridors, public open space, and a town or local commercial centre; and</u></p>

				ii. <u>The design of the building appropriately manages potential shading, privacy, and visual dominance effects on the surrounding environment.</u>
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14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.8 - Policy - Firefighting water capacity

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.32	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
842.23	Fire and Emergency	PC14	Support	Retain as notified.

14 - Residential > 14.2 - Objectives and Policies > 14.2.4 - Objective - Strategic infrastructure

Original Submission No	Submitter	Plan Change	Position	Decision Requested
852.8	Christchurch International Airport Limited (CIAL)	PC14	Support	<p>Retain Objective 14.2.4 and related policy 14.2.4.1</p> <p>14.2.4 Objective - Strategic infrastructure</p> <p>a. Development of sensitive activities does not adversely affect the efficient operation, use, and development of Christchurch International Airport and Port of Lyttelton, the rail network, the National Grid and the identified 66kV and 33kV electricity distribution lines and the Heathcote to Lyttelton 11kV electricity distribution line, the state highway network, and other strategic infrastructure.</p> <p>14.2.4.1 Policy - Avoidance of adverse effects on strategic infrastructure a. Avoid reverse sensitivity effects on strategic infrastructure including: i. Christchurch International Airport...</p>

14 - Residential > 14.2 - Objectives and Policies > 14.2.4 - Objective - Strategic infrastructure > 14.2.4.1 - Policy - Avoidance of adverse effects on strategic infrastructure

Original Submission No	Submitter	Plan Change	Position	Decision Requested
852.9	Christchurch International Airport Limited (CIAL)	PC14	Support	Retain Objective 14.2.4 and related policy 14.2.4.1

				<p>14.2.4 Objective - Strategic infrastructure</p> <p>a. Development of sensitive activities does not adversely affect the efficient operation, use, and development of Christchurch International Airport and Port of Lyttelton, the rail network, the National Grid and the identified 66kV and 33kV electricity distribution lines and the Heathcote to Lyttelton 11kV electricity distribution line, the state highway network, and other strategic infrastructure.</p> <p>14.2.4.1 Policy - Avoidance of adverse effects on strategic infrastructure a. Avoid reverse sensitivity effects on strategic infrastructure including: i. Christchurch International Airport..</p>
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14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments

Original Submission No	Submitter	Plan Change	Position	Decision Requested
145.8	Te Mana Ora/Community and Public Health	PC14	Support	Te Mana Ora supports the proposed the objective of high-quality residential environments (14.2.5) and the policies under this objective.
689.33	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Objective as notified]
814.133	Carter Group Limited	PC14	Support	Supports Objective 14.2.5. Seeks that Objective 14.2.5 is retained.
823.104	The Catholic Diocese of Christchurch	PC14	Support	Adopt
834.147	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>Amend the objective as follows:</p> <p>High Good quality, sustainable, residential neighbourhoods which are well designed, have a high level of amenity, enhance local character and reflect to reflect the planned urban character and the Ngāi Tahu heritage of Ōtautahi</p>

862.4	Lloyd Barclay	PC14	Seek Amendment	Seeks that developments are required to be of a quality to not detract from surrounding neighbourhoods and that green spaces are stipulated in consenting processes.
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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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
184.2	University of Canterbury	PC14	Support	Retain policy
212.8	The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)	PC14	Support	Retain as notified.
237.16	Marjorie Manthei	PC14	Support	[Retain Policy 14.2.5.1]
689.34	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
780.11	Josie Schroder	PC14	Support	Retain Policy 14.2.5.1 as notified.
814.134	Carter Group Limited	PC14	Oppose	Seeks deletion of Policy 14.2.5.1.
823.105	The Catholic Diocese of Christchurch	PC14	Oppose	Delete
834.148	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete policy.

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
237.17	Marjorie Manthei	PC14	Support	[Retain Policy 14.2.5.2]
689.35	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
692.4	David Murison	PC14	Seek Amendment	[Regarding policy 14.2.5.2] concerns in relation to the impact of the proposed changes on the amenity/character in particular in my community of Strowan
693.4	Henri Murison	PC14	Seek Amendment	[Regarding policy 14.2.5.2] concerns in relation to the impact of the proposed changes on the amenity/character in particular in my community of Strowan
780.12	Josie Schroder	PC14	Support	Retain Policy 14.2.5.2 as notified.

814.135	Carter Group Limited	PC14	Support	Supports Policy 14.2.5.2. Seeks that Policy 14.2.5.2 is retained.
823.106	The Catholic Diocese of Christchurch	PC14	Support	Adopt
834.149	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>Amend policy as follows:</p> <p>14.2.5.2 Policy – High Good quality, medium density residential development</p> <p>Encourage innovative approaches to comprehensively designed, high good quality, medium density residential development, which is attractive to residents, responsive to housing demands, and provides a positive contribution to its environment (while acknowledging the need for increased densities and changes in residential character) reflects the planned urban built character of an area, through:</p> <ul style="list-style-type: none"> i. consultative planning approaches to identifying particular areas for residential intensification and to defining high good quality, built and urban design outcomes for those areas; ii. encouraging and incentivising amalgamation and redevelopment across large-scale residential intensification areas; iii. providing design guidelines to assist developers to achieve high good quality, medium density development; iv. considering input from urban design experts into resource consent applications; v. promoting incorporation of low impact urban design elements, energy and water efficiency, and lifestyle inclusive and adaptive design; and vi. recognising that built form standards may not always support the best design and efficient use of a site for medium density development, particularly for larger sites.

877.22	Otautahi Community Housing Trust	PC14	Seek Amendment	<p>[Regarding Policy 14.2.5.2]</p> <p>Amend policy as follows:</p> <p>14.2.5.2 Policy – High Good quality, medium density residential development</p> <p>Encourage innovative approaches to comprehensively designed, high good quality, medium density residential development, which is attractive to residents, responsive to housing demands, and provides a positive contribution to its environment (while acknowledging the need for increased densities and changes in residential character) <u>reflects the planned urban built character of an area</u>, through:</p> <ol style="list-style-type: none"> i. <u>consultative</u> planning approaches to identifying particular areas for residential intensification and to defining high good quality, built and urban design outcomes for those areas; ii. encouraging and incentivising amalgamation and redevelopment across large-scale residential intensification areas; iii. providing design guidelines to assist developers to achieve high good quality, medium density development; iv. considering input from urban design experts into resource consent applications; v. promoting incorporation of low impact urban design elements, energy and water efficiency, and <u>lifestage</u> inclusive and adaptive design; and vi. recognising that built form standards may not always support the best design and efficient use of a site for medium density development, particularly for larger sites.
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894.4	Jacq Woods	PC14	Seek Amendment	HRZ approach in Papanui is inconsistent with this Policy.
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14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.3 - Policy - Quality large scale developments

Original Submission No	Submitter	Plan Change	Position	Decision Requested
145.22	Te Mana Ora/Community and Public Health	PC14	Seek Amendment	Te Mana Ora recommends that accessibility plans be required to support quality large scale developments (Policy 14.2.5.3) and other high-density developments or neighbourhoods so that local accessibility needs are understood and provided for.
145.24	Te Mana Ora/Community and Public Health	PC14	Seek Amendment	Te Mana Ora recommends that accessibility plans be required to support quality large scale developments (Policy 14.2.5.3) and other high-density developments or neighbourhoods so that local accessibility needs are understood and provided for.
184.3	University of Canterbury	PC14	Seek Amendment	Support with amendments: - iv.: high quality shared spaces, including such as communal living spaces and accessways that providesafe, direct access for pedestrians;
212.9	The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)	PC14	Seek Amendment	Amend 14.2.5.3 Policy as follows: <u>a. Residential developments of four or more residential units contribute to a high quality residential environment through site layout, building and landscape design to achieve:</u> <u>i. engagement with the street and other spaces;</u> <u>ii. minimisation of the visual bulk of buildings and provision of visual interest;</u> <u>iii. high level of internal and external residential amenity;</u> <u>iv. high quality shared spaces, including communal living spaces and accessways that provide safe, direct access for pedestrians;</u>

				<p>v. a safe and secure environment; and</p> <p>vi. public through connections for large sites with multiple public frontages.</p> <p>vii. Minimisation of reverse sensitivity effects on existing lawfully established non-residential activities.</p>
237.18	Marjorie Manthei	PC14	Support	[Retain Policy 14.2.5.3]
689.36	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
780.13	Josie Schroder	PC14	Support	Retain Policy 14.2.5.3 as notified.
814.136	Carter Group Limited	PC14	Oppose	Opposes Policy 14.2.5.3 and seeks that it is deleted.
823.107	The Catholic Diocese of Christchurch	PC14	Oppose	Delete
834.150	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>Amend the policy as follows:</p> <p>14.2.5.3 Policy – Good qQuality largescale developments</p> <p>a. Residential developments of four or more residential units contribute to a high good quality residential environment through site layout, building and landscape design to achieve:</p> <p>i. engagement with the street and other spaces;</p> <p>ii. minimisation of the visual bulk of buildings and provision of visual interest;</p> <p>iii. a high good level of internal and external residential amenity;</p> <p>iv. high good quality shared spaces, including communal living spaces and accessways that provide safe, direct access for pedestrians;</p> <p>v. a safe and secure environment; and</p>
877.23	Otautahi Community Housing Trust	PC14	Seek Amendment	<p>Regarding Policy 14.2.5.3:</p> <p>Replace all phrasing of "high quality" with "good quality"</p>

14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.4 - Policy - On-site waste and recycling storage

Original Submission No	Submitter	Plan Change	Position	Decision Requested
780.14	Josie Schroder	PC14	Support	Retain Policy 14.2.5.4 as notified.
814.137	Carter Group Limited	PC14	Oppose	Oppose Policy 14.2.5.4. Seeks that this policy be deleted.
823.108	The Catholic Diocese of Christchurch	PC14	Oppose	Delete
834.151	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete policy

14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.5 - Policy - Assessment of wind effects

Original Submission No	Submitter	Plan Change	Position	Decision Requested
237.19	Marjorie Manthei	PC14	Support	[Retain Policy 14.2.5.5]
556.5	Winton Land Limited	PC14	Seek Amendment	Amend Policy 14.2.5.5 as follows: 14.2.5.5 Assessment of wind effects a. Maintain the comfort and safety of public and private space users by assessing and appropriately managing the adverse wind effects of tall buildings <u>exceeding six stories in the High Density Residential zone</u> to ensure: i. there is a low risk of harm to people; ii. the building and site design incorporates effective measures to reduce wind speeds; and iii. the comfort of private outdoor living spaces and public spaces is prioritised.
689.37	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
780.15	Josie Schroder	PC14	Support	Retain Policy 14.2.5.5 as notified.
814.138	Carter Group Limited	PC14	Oppose	Oppose Policy 14.2.5.5. Seek that it be deleted.
823.109	The Catholic Diocese of Christchurch	PC14	Oppose	Delete

834.152	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>1. Retain Policy 14.2.5.5, noting that Kāinga Ora has submitted on provisions relating to wind effects.</p> <p>2. Move all provisions relating to wind to sit under the General Rules.</p>
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14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.6 - Policy - Character of low density areas

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.38	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
814.139	Carter Group Limited	PC14	Support	Supports Policy 14.2.5.6.
823.110	The Catholic Diocese of Christchurch	PC14	Support	Adopt

14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.8 - Policy - Character of residential development in Banks Peninsula

Original Submission No	Submitter	Plan Change	Position	Decision Requested
695.27	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	Provide an additional clause which enables Ngāi Tahu whānui to provide for their housing needs in residential areas.

14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.11 - Policy - Managing site-specific Residential Large Lot development

Original Submission No	Submitter	Plan Change	Position	Decision Requested
852.10	Christchurch International Airport Limited (CIAL)	PC14	Support	Retain new Policy 14.2.5.11

				<p>14.2.5.11 Policy - Managing site-specific Residential Large Lot development</p> <p>a. Enable development within mixed density precincts in a way that:</p> <p>i. Within the Rural Hamlet area, avoids reverse sensitivity to airport activities and surrounding rural environment ...</p>
881.11	Red Spur Ltd	PC14	Seek Amendment	<p>[Seeks to] [d]elete 14.2.5.11 Policy – managing site specific Residential Large Lot development a. ii (which refers to the Redmund Spur area) as below</p> <p>14.2.5.11 Policy – Managing site-specific Residential Large Lot development</p> <p>a. Enable development within mixed density precincts in a way that:...</p> <p>ii. Within the Redmund Spur area, provides for a mixture of low-density residential and rural residential living opportunities; and</p>

14 - Residential > 14.2 - Objectives and Policies > 14.2.6 - Objective - Medium Density Residential Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
187.1	Tom Logan	PC14	Support	<i>[Retain as notified]</i>
189.1	Matt Edwards	PC14	Support	Support the proposal to introduce this objective.
689.39	Environment Canterbury / Canterbury Regional Council	PC14	Support	<i>[Retain Objective as notified]</i>
806.17	Te Tāhuhu o te Mātaranga (Ministry of Education)	PC14	Seek Amendment	<p>Amend wording to read:</p> <p>a. Medium density residential areas of predominantly MDRS-scaled 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 and development is supported by educational facilities.</p>
814.140	Carter Group Limited	PC14	Support	Supports Objective 14.2.6.

823.111	The Catholic Diocese of Christchurch	PC14	Support	Adopt
834.153	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the objective
842.24	Fire and Emergency	PC14	Seek Amendment	Add new policy: 14.2.6.3 Policy – Reverse Sensitivity a. Within Medium Density Residential areas: i. enable the ongoing operation, use and redevelopment of existing emergency service facilities.

14 - Residential > 14.2 - Objectives and Policies > 14.2.6 - Objective - Medium Density Residential Zone > 14.2.6.1 - Policy - MDRS Policy 1

Original Submission No	Submitter	Plan Change	Position	Decision Requested
237.20	Marjorie Manthei	PC14	Support	[Retain Policy 14.2.6.1]
689.40	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
834.154	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the policy
878.16	Transpower New Zealand Limited	PC14	Seek Amendment	Amend 14.2.6.1 Policy MDRS Policy 1 as follows: “ <u>a. enable a variety of housing types with a mix of densities within the zone, including 3-storey attached and detached dwellings, and low-rise apartments., while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as directed by the relevant qualifying matter provisions.</u> ”

14 - Residential > 14.2 - Objectives and Policies > 14.2.6 - Objective - Medium Density Residential Zone > 14.2.6.2 - Policy - Local Centre Intensification Precinct

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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689.41	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
814.141	Carter Group Limited	PC14	Support	Supports Policy 14.2.6.2. Retain as notified.
823.112	The Catholic Diocese of Christchurch	PC14	Support	Adopt
834.155	Kāinga Ora – Homes and Communities	PC14	Oppose	1. Delete the policy and associated Local Centre Intensification Precinct from the planning maps. 2. As sought elsewhere in this submission, rezone the land within the Local Centre intensification Precinct to HRZ.

14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
187.2	Tom Logan	PC14	Support	<i>Retain as notified</i>
189.2	Matt Edwards	PC14	Support	Support the introduction of this objective as proposed.
237.21	Marjorie Manthei	PC14	Support	[Retain Objective 14.2.7]
605.6	Benjamin Wilton	PC14	Support	Limit intensification as described to only within a 1.2km radius of the Christchurch CBD.
689.42	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Objective as notified]
692.7	David Murison	PC14	Seek Amendment	[Regarding objective 14.2.7 and policy 14.2.7.2] Clearly the part of Strowan proposed as HRZ does not meet these criteria as it is not located near or adjacent to a commercial centre.
693.7	Henri Murison	PC14	Seek Amendment	[Regarding objective 14.2.7 and policy 14.2.7.2] the part of Strowan proposed as HRZ does not meet these criteria as it is not located near or adjacent to a commercial centre.
814.142	Carter Group Limited	PC14	Support	Supports Objective 14.2.7. Retain as notified.
823.113	The Catholic Diocese of Christchurch	PC14	Support	Adopt
834.156	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Objective 14.2.7 and associated policies - HDRS Relocate the HRZ provisions so they are relocated after the suite of MRZ policies i.e. after Policy 14.2.3.5.

834.157	Kāinga Ora – Homes and Communities	PC14	Support	Objective 14.2.7 and policies 14.2.7.1-14.2.7.3 Retain the objective and policies
842.27	Fire and Emergency	PC14	Seek Amendment	Add new policy: <u>14.2.7.7 Policy – Reverse sensitivity:</u> <u>a. Within High Density Residential areas:</u> <u>i. enable the ongoing operation, use and redevelopment of existing emergency service facilities.</u>

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
237.22	Marjorie Manthei	PC14	Support	[Retain Policy 14.2.7.1]
689.43	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
814.143	Carter Group Limited	PC14	Support	Supports Policy 14.2.7.1. Retain as notified.
823.114	The Catholic Diocese of Christchurch	PC14	Support	Adopt
878.17	Transpower New Zealand Limited	PC14	Seek Amendment	Amend 14.2.7.1 Policy – Provide for a high density urban form as follows: <u>“a. Except where limited by a qualifying matter enable the development of high density urban areas with a density that is responsive to current and planned: i. degree of accessibility to services and facilities, public open space, and multimodal and active transport corridors; and ii. housing demand.”</u>

14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.2 - Policy - High density location

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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237.23	Marjorie Manthei	PC14	Support	[Retain Policy 14.2.7.2]
689.44	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
692.8	David Murison	PC14	Seek Amendment	[Regarding objective 14.2.7 and policy 14.2.7.2] Clearly the part of Strowan proposed as HRZ does not meet these criteria as it is not located near or adjacent to a commercial centre.
693.8	Henri Murison	PC14	Seek Amendment	[Regarding objective 14.2.7 and policy 14.2.7.2] the part of Strowan proposed as HRZ does not meet these criteria as it is not located near or adjacent to a commercial centre.
805.37	Waka Kotahi (NZ Transport Agency)	PC14	Seek Amendment	Increase the walkable catchment to 1500m.
814.144	Carter Group Limited	PC14	Support	Supports Policy 14.2.7.2. Retain as notified.
823.115	The Catholic Diocese of Christchurch	PC14	Support	Adopt
851.9	Robert Leonard Broughton	PC14	Seek Amendment	<i>[Seek]</i> the walking distances to Riccarton centre boundaries (which we understand the legislation states defines the extent of high density 6-storey residential zones) be reconsidered based, not on distance, but on time taken to walk to key amenities in the centre zone. The centre of Riccarton should be taken as the CCC Community Centre in Clarence Street.

14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.3 - Policy - Heights in areas surrounding the central city

Original Submission No	Submitter	Plan Change	Position	Decision Requested
237.33	Marjorie Manthei	PC14	Seek Amendment	Clarify that “surrounding area” in 14.2.7.3 does not include the area north of Salisbury Street.
556.6	Winton Land Limited	PC14	Support	Retain policy 14.2.7.3 as notified
689.45	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
814.145	Carter Group Limited	PC14	Support	Supports Policy 14.2.7.3. Retain as notified
823.116	The Catholic Diocese of Christchurch	PC14	Support	Adopt

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.46	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
814.146	Carter Group Limited	PC14	Seek Amendment	Amend Policy 14.2.7.4 to remove the words "and restrict development to solely within,".
823.117	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Amend to delete the words ‘,and restrict development to solely within,’.
834.158	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the policies and the associated Large Local Centre Intensification Precincts and the High Density Residential Precincts.

14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.5 - Policy - High Density Residential Precinct

Original Submission No	Submitter	Plan Change	Position	Decision Requested
556.7	Winton Land Limited	PC14	Seek Amendment	Amend policy 14.2.7.5 as follows: 14.2.7.5 Policy – High Density Residential Precinct a. Enable the development of 6-story multi-storey flats and apartments in, residential buildings, and restrict development to solely within, the High Density Residential Precinct to manage intensification around the City Centre zone.
689.47	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
814.147	Carter Group Limited	PC14	Seek Amendment	Amend Policy 14.2.7.5 to delete the words "and restrict development to solely within,".
823.118	The Catholic Diocese of Christchurch	PC14	Support	Amend to delete the words ‘,and restrict development to solely within,’.
834.159	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the policies and the associated Large Local Centre Intensification Precincts and the High Density Residential Precincts.

14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.6 - Policy - High Density Residential development

Original Submission No	Submitter	Plan Change	Position	Decision Requested
237.31	Marjorie Manthei	PC14	Oppose	[Remove] (a) (i), requiring at least two-storey developments in HDRZs. [Remove] (iii) re locating building bulk to the front of sites (“enhancing the street wall”).
689.48	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
814.148	Carter Group Limited	PC14	Support	Supports Policy 14.2.7.6. Retain as notified.
823.119	The Catholic Diocese of Christchurch	PC14	Support	Adopt
834.160	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete this policy.

14 - Residential > 14.2 - Objectives and Policies > 14.2.8 - Objective - Future Urban Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
200.13	Robert J Manthei	PC14	Seek Amendment	Stop enabling greenfield developments
689.49	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Objective as notified]
814.149	Carter Group Limited	PC14	Support	Supports Objective 14.2.8. Retain as notified.
823.120	The Catholic Diocese of Christchurch	PC14	Support	Adopt
834.161	Kāinga Ora – Homes and Communities	PC14	Support	Support the deletion of these provisions as shown in PC14 as notified.
834.162	Kāinga Ora – Homes and Communities	PC14	Support	policies 14.2.8.1 and 14.2.8.2 – Central City Support the deletion of these provisions as shown in PC14 as notified.
834.163	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	1. Delete references to FUZ and re-label existing urban zoned but undeveloped residential land as MRZ (or HRZ if appropriately located proximate to a large commercial centre).

				<p>2. Retain the 14.2.8 section as it provides useful direction on how the build-out of greenfield residentially zoned areas is to occur.</p> <p>3. Amend the objective as follows:</p> <p>14.2.8 Objective – Development of greenfield areas Future Urban Zone Co-ordinated, sustainable and efficient use and development is enabled in the Future Urban Zone greenfield growth areas.</p>
834.164	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>policies 14.2.8.1 to 14.2.8.</p> <p>1. Delete references to FUZ and relabel existing urban zoned but undeveloped residential land as MRZ (or HRZ if appropriately located proximate to a large commercial centre).</p> <p>2. Retain the 14.2.8 section as it provides useful direction on how the build-out of greenfield residentially zoned areas is to occur.</p> <p>3. Amend the objective as follows:</p> <p>14.2.8 Objective – Development of greenfield areas Future Urban Zone Co-ordinated, sustainable and efficient use and development is enabled in the Future Urban Zone greenfield growth areas.</p>
842.28	Fire and Emergency	PC14	Seek Amendment	<p>Add new policy:</p> <p><u>14.2.8.8 Policy – Reverse sensitivity</u></p> <p><u>a. Within Future Urban areas:</u></p> <p><u>i. enable the ongoing operation, use and redevelopment of existing emergency service facilities.</u></p>

14 - Residential > 14.2 - Objectives and Policies > 14.2.8 - Objective - Future Urban Zone > 14.2.8.5 - Policy - Infrastructure servicing for developments

Original Submission No	Submitter	Plan Change	Position	Decision Requested
692.1	David Murison	PC14	Seek Amendment	Seeks that Council identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as Medium Density

				Residential Zone not High Density Residential Zone. Seek that this change be made by way of 'Area limited by Qualifying Matters' or other appropriate means
693.1	Henri Murison	PC14	Seek Amendment	[Regarding policies 14.2.8.5 and 14.2.8.6] suggestthat it is universally accepted that 'infrastructure' includes adequatecarparking and a safe and effective transport network which does not contributeto traffic congestion. and a functioning and effective stormwater andwastewater network.
894.3	Jacq Woods	PC14	Support	General support for the policy, which should apply to medium and high density zones, too.

14 - Residential > 14.2 - Objectives and Policies > 14.2.8 - Objective - Future Urban Zone > 14.2.8.6 - Policy - Integration and connectivity

Original Submission No	Submitter	Plan Change	Position	Decision Requested
692.2	David Murison	PC14	Seek Amendment	[Regarding policies 14.2.8.5 and 14.2.8.6] [s]uggest that it is universally accepted that 'infrastructure' includes adequate carparking and a safe and effective transport network which does not contribute to traffic congestion. and a functioning and effective stormwater and wastewater network.
693.2	Henri Murison	PC14	Seek Amendment	[Regarding policies 14.2.8.5 and 14.2.8.6] suggestthat it is universally accepted that 'infrastructure' includes adequatecarparking and a safe and effective transport network which does not contributeto traffic congestion. and a functioning and effective stormwater andwastewater network.

14 - Residential > 14.2 - Objectives and Policies > 14.2.9 - Objective - Non-residential activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
237.26	Marjorie Manthei	PC14	Seek Amendment	Amend (a) (iii) as follows: 'restrict other non-residential activities, unless the activityhas a proven strategic or operation need to locate within a residential zone, <u>supported by astrong rationale and evidence</u> ".

14 - Residential > 14.2 - Objectives and Policies > 14.2.9 - Objective - Non-residential activities > 14.2.9.1 - Policy - Residential coherence character and amenity

Original Submission No	Submitter	Plan Change	Position	Decision Requested
237.24	Marjorie Manthei	PC14	Support	[Retain Policy 14.2.9.1]

14 - Residential > 14.2 - Objectives and Policies > 14.2.9 - Objective - Non-residential activities > 14.2.9.2 - Policy - Community activities and community facilities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
237.27	Marjorie Manthei	PC14	Seek Amendment	Amend (a): “Enable community activities and community facilities within residential areas <u>if they meet identified needs of the immediate local community...and...</u> ”
237.32	Marjorie Manthei	PC14	Seek Amendment	Amend 14.2.9.2 (b) (i) to only include the City Centre Commercial Business and Mixed Use Zones

14 - Residential > 14.2 - Objectives and Policies > 14.2.9 - Objective - Non-residential activities > 14.2.9.4 - Policy - Existing non-residential activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.165	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Amend the policy as follows: Enable existing non-residential sites activities to continue to be used for a range of non-residential activities and support their redevelopment and expansion provided they do not: i. have a significant adverse effect on the anticipated character and amenity of residential zones; or ii. are of a scale or activity that would undermine the role or function of any nearby commercial centres. undermine the potential for residential development consistent with the zone descriptions in Table 14.2.1.1a.

14 - Residential > 14.2 - Objectives and Policies > 14.2.9 - Objective - Non-residential activities > 14.2.9.5 - Policy - Other non-residential activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
237.28	Marjorie Manthei	PC14	Seek Amendment	Amend “Restrict the establishment of other non-residential activities.....unless the activity has a <u>proven</u> strategic or operational need to locate within a residential zone, <u>supported by a strong rationale and evidence.....</u> ”

14 - Residential > 14.2 - Objectives and Policies > 14.2.9 - Objective - Non-residential activities > 14.2.9.6 - Policy - Retailing in residential zones

Original Submission No	Submitter	Plan Change	Position	Decision Requested
237.25	Marjorie Manthei	PC14	Support	[Retain Policy 14.2.9.6]

14 - Residential > 14.2 - Objectives and Policies > 14.2.9 - Objective - Non-residential activities > 14.2.9.8 - Policy - Non-residential activities in Central City residential areas

Original Submission No	Submitter	Plan Change	Position	Decision Requested
237.29	Marjorie Manthei	PC14	Seek Amendment	Amend [a.ii] “ensure non-residential activities are focussed on meeting the <u>proven</u> needsof the immediate local residential community <u>and can provide a strong rationale andevidence for depending upon the high level...</u> ”

14 - Residential > 14.2 - Objectives and Policies > 14.2.10 - Objective - Redevelopment of brownfield sites > 14.2.10.1 - Policy - Redevelopment of brownfield sites

Original Submission No	Submitter	Plan Change	Position	Decision Requested
663.1	Williams Corporation Limited	PC14	Seek Amendment	Amendment to Policy 14.2.10.1(iii) to read Redevelopment does not give rise to significant reverse effects on existing industrial areas;

14 - Residential > 14.2 - Objectives and Policies > 14.2.11 - Objective - Visitor Accommodation in Residential Zones > 14.2.11.1 - Policy - Visitor Accommodation in Residential Units

Original Submission No	Submitter	Plan Change	Position	Decision Requested
237.30	Marjorie Manthei	PC14	Seek Amendment	[Regarding b.] Consider how to make the intention more explicit, i.e., to retain residentialneighbourhoods as a place to <u>live</u> .

14 - Residential > 14.2 - Objectives and Policies > 14.2.12 - Objective - Compatibility with Industrial activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
2.9	Greg Olive	PC14	Oppose	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction Road

116.1	Russell Fish	PC14	Oppose	Review the 'Industrial Interface' Qualifying Matter, with a view to remove the designation where it is not already an historically established principle.
212.10	The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)	PC14	Seek Amendment	Replace 14.2.12 Objective as follows: New residential development is not adversely affected by noise generated from industrial activities and the development does not affect the operation of industrial activities within industrial zones. <u>New residential development is compatible with existing lawfully established industrial activities.</u>
243.3	Ravensdown Limited	PC14	Seek Amendment	Amend proposed Objective 14.2.12 so that it recognises the full suite of potential effects from industrial activities on new residential development, not just noise.
689.53	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Objective as notified]
834.166	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete Objective 14.2.12 and Policy 14.2.12.1 and the Industrial Interface Qualifying Matter and all associated provisions.
853.13	Lyttelton Port Company Limited	PC14	Support	Retain objective as notified.

14 - Residential > 14.2 - Objectives and Policies > 14.2.12 - Objective - Compatibility with Industrial activities > 14.2.12.1 - Policy - Managing effects on industrial activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
116.2	Russell Fish	PC14	Oppose	Review the 'Industrial Interface' Qualifying Matter, with a view to remove the designation where it is not already an historically established principle.
212.11	The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)	PC14	Seek Amendment	Amend 14.2.12.1 Policy as follows: a. Restrict new residential development of three or more storeys within proximity to <u>existing lawfully established industrial activities and</u> industrial zoned sites where it would give rise to reverse sensitivity effects on industrial activities and/or <u>compromise</u> adversely affect the <u>amenity</u> , health and safety of residents, unless mitigation sufficiently addresses the effects
243.4	Ravensdown Limited	PC14	Support	Retain Policy 14.2.12.1 as notified.

689.54	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
834.167	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete Objective 14.2.12 and Policy 14.2.12.1 and the Industrial Interface Qualifying Matter and all associated provisions.
853.14	Lyttelton Port Company Limited	PC14	Support	14.2.12.1 Policy – Managing effects on industrial activities. Restrict new residential development of three or more storeys within proximity to industrial zoned sites where it would give rise to reverse sensitivity effects on industrial activities and/or adversely affect the health and safety of residents, unless mitigation sufficiently addresses the effects. Retain policy as notified.

14 - Residential > 14.2 - Objectives and Policies > 14.2.13 - DELETE 14.2.8 Objective - Central City residential role, built form and amenity

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.50	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain proposed deletion]

14 - Residential > 14.2 - Objectives and Policies > 14.2.13 - DELETE 14.2.8 Objective - Central City residential role, built form and amenity > 14.2.13.1 - DELETE 14.2.8.1 Policy - Building heights

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.51	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain proposed deletion]

14 - Residential > 14.2 - Objectives and Policies > 14.2.13 - DELETE 14.2.8 Objective - Central City residential role, built form and amenity > 14.2.13.2 - DELETE 14.2.8.2 Policy - Amenity standards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.52	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain proposed deletion]

14 - Residential > 14.3 - How to interpret and apply the rules

Original Submission No	Submitter	Plan Change	Position	Decision Requested
571.26	James Harwood	PC14	Oppose	Seek[s] that the council delete the reference to qualifying matter for Low Public Transport Accessibility.

615.22	Analiija Thomas	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council remove references to this qualifying matter.
805.19	Waka Kotahi (NZ Transport Agency)	PC14	Oppose	Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14.
814.150	Carter Group Limited	PC14	Oppose	Oppose 14.3(f). Seek that this is deleted.
823.121	The Catholic Diocese of Christchurch	PC14	Oppose	14.3(f). Delete, in a manner consistent with the submission on chapter 6.1A.
834.81	Kāinga Ora – Homes and Communities	PC14	Oppose	<p>1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.</p> <p>2. Rezone all areas subject to this QM to MRZ</p>
834.168	Kāinga Ora – Homes and Communities	PC14	Not Stated	Consistent with this submission, Kāinga Ora supports the deletion of the Community Housing Redevelopment Mechanism, provided Plan Change 14 is amended consistent with the relief sought in this submission. Kāinga Ora notes that the relevant objectives and policies are still provided for within the Plan and therefore questions the relevance of these if the Community Housing redevelopment mechanism has been deleted
834.169	Kāinga Ora – Homes and Communities	PC14	Oppose	<p>14.3 How to interpret and apply the rules – Clause f. xvi.</p> <p>f. There are parts of residential zones where the permitted development, height and/or density directed by the MDRS or Policy 3 of the NPS-UD may be modified by qualifying matters. These are identified in detail in Chapter 6.1A and the Planning Maps, and include the following:</p> <p>i. Historic Heritage including heritage items, heritage settings, Residential Heritage Area, Residential Heritage Area Interface</p> <p>ii. Riccarton Bush Interface Area</p> <p>iii. Heritage, Significant and other Trees</p> <p>iv. Sites of Ecological Significance</p>

				<p>v. Outstanding Natural Features and Landscapes</p> <p>vi. Sites of Cultural Significance</p> <p>vii. Residential Character Areas</p> <p>viii. High Flood Hazard Management Area</p> <p>ix. Flood Ponding Management Area</p> <p>x. Coastal Hazard High Risk Management Area and Coastal Hazard Medium Risk Management Area</p> <p>xi. Tsunami Management Area</p> <p>xii. Slope Hazard</p> <p>xiii. Waterbody Setback</p> <p>xiv. Railway Building Setback</p> <p>xv. Electricity Transmission Corridor and Infrastructure</p> <p>xvi. Airport Noise Influence Area</p> <p>xvii. Waste Water Constraint Area</p> <p>xviii. Lyttelton Port Influence Area</p> <p>xix. Low Public Transport Accessibility Area</p> <p>xx. City Spine Transport Corridor</p> <p>xxi. Industrial Interface</p>
853.7	Lyttelton Port Company Limited	PC14	Support	Retain as notified 14.3 How to interpret and apply the rules point f
877.24	Otautahi Community Housing Trust	PC14	Seek Amendment	<p>Regarding 14.3.i:</p> <p>Remove the last part of the sentence: "Residential Heritage Area, Residential Heritage Area Interface"</p>

878.18	Transpower New Zealand Limited	PC14	Support	Retain 14.3 How to interpret and apply the rules as notified.
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14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
107.6	Heather Woods	PC14	Seek Amendment	<i>Amend 14.4.1.1 Permitted activities To include Transportable Homes as of right in any location, and in whichever way is going to contribute to the CCC objectives of intensifying housing in greater Christchurch.</i>
107.8	Heather Woods	PC14	Seek Amendment	Amend 14.13.1.1 For CCC to permit Qualifying Sites to be located in ANY Residential Suburban zone, not just the transitional residential suburban zone.
107.9	Heather Woods	PC14	Seek Amendment	Apply 14.13.1.2 and 14.13.1.3 to tiny house development in all Residential Suburban and Medium Density Zones.
120.3	Sandra Caldwell	PC14	Oppose	Rezone Paparoa Street from High Density Residential and Medium Density Residential to Residential Suburban.
147.5	Rohan A Collett	PC14	Oppose	Oppose the inclusion of provisions - Qualifying Matters - restricting MDRS within the existing residential areas under the Airport Noise Corridor.
178.3	Jorge Rodriguez	PC14	Seek Amendment	I S trongly oppose the proposed zoning of 5B Frome Place as a Residential Suburban Zone and urge the Christchurch City Council to rezone the property and the St Albans area in general as a Residential Medium Density Zone.
183.3	Brooke McKenzie	PC14	Oppose	Oppose the Low Density Residential Airport Noise Influence Zone that reduces residential density. Support this to be MDRZ.
411.1	Ruth Parker	PC14	Support	Supports retaining Residential Suburban Zoning
479.3	Karelia Levin	PC14	Support	Approve PC14 in respect of the Airport Noise Influence Area.
561.6	Deidre Rance	PC14	Seek Amendment	[Retain existing zones in the Strowan area]
671.4	Larissa Lilley	PC14	Support	Support high density in New Brighton.
834.58	Kāinga Ora – Homes and Communities	PC14	Oppose	14.4.1 – 14.4.4, 14.13, 14.14 Low Density Residential Airport Influence Zone and Airport Influence Density Precinct. Delete this qualifying matter and all proposed provisions
834.82	Kāinga Ora – Homes and Communities	PC14	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ.

854.3	Orion New Zealand Limited (Orion)	PC14	Seek Amendment	<p>New Rule to be inserted into following zones:</p> <ul style="list-style-type: none"> • Residential suburban and Residential Suburban Transition zone <p>Insert a new rule for provision of electricity equipment and infrastructure as follows:</p> <p>Activity</p> <p><u>PX The establishment of a new, or expansion of an existing sensitive activity.</u></p> <p>Activity specific standards</p> <p><u>a. Either a land area of at least 5.5m2 is provided at the boundary closest to the road reserve for electricity equipment and infrastructure, or confirmation is provided from Orion New Zealand Limited that it is not required.</u></p> <p>14.5.1.4 Discretionary activities</p> <p>Activity</p> <p><u>DX</u></p> <p><u>a. Any activity that does not meet the activity specific standard under PX.</u></p> <p><u>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited (absent its written approval).</u></p>
859.9	Ministry of Housing and Urban Development	PC14	Seek Amendment	[With respect to the Riccarton Bush Interface Qualifying Matter, consider] any further reductions if other submissions suggest any

14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables

Original Submission No	Submitter	Plan Change	Position	Decision Requested
13.1	Andrew Tulloch	PC14	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.
181.3	Jill Young	PC14	Oppose	Oppose MDRZ for Brodie Street, Ilam (Planning Map 30), and retain RS zone in the current District Plan.

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
107.18	Heather Woods	PC14	Seek Amendment	Seek a decrease of the net floor area requirements of homes such as minor dwellings.
107.19	Heather Woods	PC14	Seek Amendment	Enable the option for outdoor living spaces to be shared or partially shared with neighbouring dwellings. Or at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.
107.20	Heather Woods	PC14	Seek Amendment	Amend 14.4.2.1. To increase the number of dwellings per 450sqm site from 2 (1x residential unit and 1x minor dwelling) to 3 as a permitted activity, as long as they are only 1 storey (or limited to 4-5m high).
259.11	Ara Poutama Aotearoa	PC14	Seek Amendment	[Provide for Emergency and refuge accommodation as a permitted activity]
689.80	Environment Canterbury / Canterbury Regional Council	PC14	Seek Amendment	[T]hat instances in the permitted activities table (specifically P10, P11 and P12) of 'the tsunami inundation area as set out in Environment Canterbury report number R12/38 4 "Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; as shown in Appendix 14.16.5' be replaced with 'the Tsunami Management Area', to reflect the updated area.
751.66	Christchurch City Council	PC14	Seek Amendment	[In P10, P11 and P12] Remove the text with strikethrough and add the text in bold underline - the tsunami inundation area as set out in Environment Canterbury report number R12/38 "Modelling coastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; as shown in Appendix 14.16.5; <u>The Qualifying Matter Tsunami Management Area;</u>
789.1	Eric Woods	PC14	Seek Amendment	Decrease the net floor area requirements of these homes (P4 & P5) such as minor dwellings (e.g. by 33%).
792.1	Carmel Woods	PC14	Seek Amendment	Reduce the net floor area requirements of homes by 33%
792.3	Carmel Woods	PC14	Seek Amendment	Seeks that permitted activity standards allow for up to 3 dwellings per 450sqm site in the Residential Suburban Zone.
795.1	Andrew Stevenson	PC14	Seek Amendment	[T]o eliminate the net floor area requirements of homes such as minor dwellings.
796.1	Justin Woods	PC14	Seek Amendment	[T]o eliminate or drastically reduce the net floor area requirements of homes such as minor dwellings
797.1	Zsuzsanna Hajnal	PC14	Seek Amendment	[D]ecrease the net floor area requirements of these homes (e.g. by 33%).

800.1	Ramon Gelonch Roca	PC14	Seek Amendment	Eliminate the net floor area requirements of homes in order to align with the MDRS, which has no such restrictions.
801.1	Jean Turner	PC14	Seek Amendment	[E]liminate the net floor area requirements of these homes, or at least decrease them by at least 33%.
802.1	Anita Moir	PC14	Seek Amendment	[D]ecrease the net floor area requirements of these homes such as minor dwellings (e.g. by 33%).
803.1	Tamsin Woods	PC14	Seek Amendment	[P2] - [E]liminate or drastically reduce the net floor area requirements of homes such as minor dwellings.

14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables > 14.4.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
297.1	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
305.2	Vickie Hearnshaw	PC14	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
568.12	Hazel Shanks	PC14	Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
590.12	Todd Hartshorn	PC14	Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
751.56	Christchurch City Council	PC14	Seek Amendment	[In RD15] Amend the numbering of the [assessment] matters to show correct numbering: Scale and nature of activity - Rule 14.15.6, Traffic generation and access safety - Rule 14.15.7, Non-residential hours of operation - Rule 14.15.25
806.18	Te Tāhuhu o te Mātaranga (Ministry of Education)	PC14	Support	RD30: Supports rule retained.
829.2	Kiwi Rail	PC14	Support	Retain identification of the NZ Rail Network as a qualifying matter.
834.63	Kāinga Ora – Homes and Communities	PC14	Oppose	14.4.1.3 RD28 Delete NZ Rail Network Interface Sites qualifying matter.
852.11	Christchurch International Airport Limited (CIAL)	PC14	Seek Amendment	Amend Rule 14.4.1.3 RD30 as follows: a. Activities and buildings that do not meet one or more of the activity specific standards in Rule 14.4.1.1 (except for P16 - P18 standard ix. relating to noise sensitive activities in the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise

				Influence Area, refer to Rule 14.4.1.3 RD304; or P16-P19 standard x. relating to storage of heavy vehicles, refer to Rule 14.4.1.4 D2) for...
852.12	Christchurch International Airport Limited (CIAL)	PC14	Seek Amendment	<p>Amend rule 14.4.1.3 RD34 as follows:</p> <p>a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise Influence Area as shown on the Planning Maps:</p> <p>i. Residential activities which are not provided for as a permitted or controlled activity <u>in this Chapter and which do not comply with:</u></p> <ul style="list-style-type: none"> • <u>14.4.2.1 Site density; or</u> • <u>14.4.2.3 Building height; or</u> • <u>14.4.2.4 Site coverage; or</u> • <u>14.4.2.5 Outdoor living space;</u> <p>ii. Education activities (Rule 14.4.1.1 P16);</p> <p>iii. Preschools (Rule 14.4.1.1 P17); or</p> <p>iv. Health care facilities (Rule 14.4.1.1 P18)</p> <p>v. Visitor accommodation in a heritage item Rule 14.4.1.1 P30).(Plan Change 4 Council Decision subject to appeal)</p> <p>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited(absent its written approval).</p>

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.53	Kāinga Ora – Homes and Communities	PC14	Support	<p>14.4.1.5 NC6 – NC7 National Grid transmission and distribution lines.</p> <p>Retain Electricity Transmission Corridors qualifying matter only to the extent of the corridor as defined in the NES ET.</p>

854.13	Orion New Zealand Limited (Orion)	PC14	Seek Amendment	<p>Residential Suburban Zone and Residential Suburban Density Transition Zone Rule 14.4.1.5.</p> <p>Add an additional clause to NC7 and amend clause 'c'[sic][b]. as follows:</p> <p><u>iiii [sic][iv] within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line.</u></p> <p>b. <u>Conductive F</u>fences within 5 metres of a 66kV or, 33kV, <u>11kv, 400V or 230V</u> electricity distribution line support structure foundation.</p>
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14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
314.4	Graham Townsend	PC14	Seek Amendment	[New built form standards to require roofing colours with low reflectivity and] roof-runoff rainwater storage.
627.5	Plain and Simple Ltd	PC14	Seek Amendment	<p>[New standards for] accessibility and environmentally responsible design, [such as]:</p> <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping
685.4	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed asinking lid maximum.

14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.1 - Site density

Original Submission No	Submitter	Plan Change	Position	Decision Requested
471.1	Kem Wah Tan	PC14	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
789.3	Eric Woods	PC14	Seek Amendment	To increase the number of dwellings per 450sqm site from 2 (1x residential unit and 1x minor dwelling) to 3 as a permitted activity, as long as they are only 1 storey (or limited to 4-5m high).
795.3	Andrew Stevenson	PC14	Seek Amendment	[R]econsider the current approach of keeping Residential Suburban Zone density of homes essentially unchanged
796.2	Justin Woods	PC14	Seek Amendment	[I]ncrease the number of dwellings per 450sqm site from 2 (1x residential unit and 1x minor dwelling) to 3 as a permitted activity, as long as they are only 1 storey (or limited to 4-5m high).
797.3	Zsuzsanna Hajnal	PC14	Seek Amendment	[A]llow up to three dwellings per 450sqm site as a permitted activity (more inline with the MDRS), rather than the current limit of two (one residential unit and one minor dwelling), as long as the dwellings are limited to one storey or a height of 4-5m.
800.2	Ramon Gelonch Roca	PC14	Seek Amendment	Allow for an increase in the number of residential dwellings permitted on a 450sqm site from 2 to 3, as long as the dwellings are limited to 1 storey or a height of 4-5m.
801.3	Jean Turner	PC14	Seek Amendment	[A]llow up to three dwellings per 450sqm site as a permitted activity, as long as the dwellings are limited to one storey or a height of 4-5m.
802.3	Anita Moir	PC14	Seek Amendment	[I]ncrease the number of dwellings per 450sqm site from 2 (1x residential unit and 1x minor dwelling) to 3 as a permitted activity, as long as they are only 1 storey (or limited to 4-5m high).
803.3	Tamsin Woods	PC14	Seek Amendment	To increase the number of dwellings per 450sqm site from 2 (1x residential unit and 1x minor dwelling) to 3 as a permitted activity, as long as they are only 1 storey (or limited to 4-5m high).

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
443.2	Summerset Group Holdings Limited	PC14	Seek Amendment	Amend all tree canopy provisions as they apply to residential zones within Christchurch City to specifically exclude retirement villages. For example.... 14.5.2.2 Tree and garden planting Landscaped area and tree canopy cover ...

				<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>...</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>
571.19	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
615.15	Analija Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.
814.152	Carter Group Limited	PC14	Oppose	Oppose Rule 14.4.2.2. Seek that this is deleted.
823.122	The Catholic Diocese of Christchurch	PC14	Oppose	Delete
834.170	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the proposed amendments and retain the Operative Plan rule
835.9	Historic Places Canterbury	PC14	Support	The submitter supports all efforts to incentivise tree planting, including the canopy cover requirements relating to development and subdivision consents.
877.25	Otautahi Community Housing Trust	PC14	Seek Amendment	[Regarding 14.4.2.2] Delete the proposed amendments and retain the Operative Plan rule.

14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.3 - Building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
2.10	Greg Olive	PC14	Oppose	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction Road
16.2	Andrea Heath	PC14	Oppose	Remove the ability to construct buildings of up to 14m without resource consent.
21.1	Grant McGirr	PC14	Oppose	That no changes to rules lessen the amount of sunlight that any property (house and land) currently receives.
44.2	The Riccarton Bush Trust	PC14	Support	Support[s] the proposed 8m height limit within the Riccarton Bush Interface Area.

107.21	Heather Woods	PC14	Seek Amendment	Amend 14.3.3.3. to reduce building height to a max of 5m IF there are 3 dwellings per 450sqm site.
107.35	Heather Woods	PC14	Seek Amendment	<i>To consider and accept that the use of single storey Transportable Homes</i>
116.3	Russell Fish	PC14	Oppose	Review the 'Industrial Interface' Qualifying Matter, with a view to remove the designation where it is not already an historically established principle.
189.8	Matt Edwards	PC14	Seek Amendment	14.4.2.3.iv - Reduce the area of the Ric Bush interface back to the current level of 40 sites.
224.1	Atlas Quarter Residents Group (22 owners)	PC14	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible
225.4	Michael Dore	PC14	Support	Support protections for Riccarton House and Bush.
294.1	Chessa Crow	PC14	Support	Seek to retain the 2 storey building height limit - Nothing over two stories should be able to be built between two existing single-level/single-family dwellings/units.
297.2	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
338.5	Kate Revell	PC14	Seek Amendment	Restrict building heights to a maximum of 22 metres
339.2	Chris Neame	PC14	Seek Amendment	I oppose the increase in building height limits of 22+ metres. This includes suburban and commercial. I believe that the highest building height should be 22 metres in all areas
447.4	Alex Lowings	PC14	Oppose	No increase in the maximum building height in residential zones.
471.2	Kem Wah Tan	PC14	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
504.2	Diane Gray	PC14	Seek Amendment	Seek amendment to the proposed increased height of residential buildings in suburbs close to the city ie 3 story heigh
789.4	Eric Woods	PC14	Seek Amendment	Reduce building height to a max of 5m IF there are 3 dwellings per 450sqm site.
792.4	Carmel Woods	PC14	Seek Amendment	Seek that the maximum building height is reduced to 5 meters if there are threedwellings per 450 square meter site
795.4	Andrew Stevenson	PC14	Seek Amendment	[T]o lower the maximum building height to 5 meters if there are three dwellings on a 450 square meter site (which should also be introduced in combination with this).
796.3	Justin Woods	PC14	Seek Amendment	[A]dd a provision that IF there are 3 dwellings per 450sqm site (which should also beintroduced in combination with this), then they have to reduce building height to a max of 5m.
797.4	Zsuzsanna Hajnal	PC14	Seek Amendment	[L]imit building height to a maximum of 5m for areas with 3 dwellingsper 450sqm site.

801.4	Jean Turner	PC14	Seek Amendment	[P]ermit 3 dwellings per 450sqm site, but also limit their building height to a maximum of 5m.
802.4	Anita Moir	PC14	Seek Amendment	[R]educe building height to a max of 5m IF there are 3 dwellings per 450sqm site(which should also be introduced in combination with this).
803.4	Tamsin Woods	PC14	Seek Amendment	[A]dd a provision that IF there are 3 dwellings per 450sqm site (which should also be introduced in combination with this), then they have to reduce building height to a max of 5m.
834.93	Kāinga Ora – Homes and Communities	PC14	Oppose	1. Delete the Riccarton Bush Interface Qualifying Matter and all associated provisions.2. The existing tree setbacks in Chapter 9.4 are retained.
834.171	Kāinga Ora – Homes and Communities	PC14	Oppose	1. Delete 8m Riccarton Bush height limit. 2. Delete 7m height rule in the Industrial Interface Qualifying matter area and apply relevant MRZ or HRZ heights.
842.29	Fire and Emergency	PC14	Seek Amendment	Amend as follows: 14.4.2.3 Building height a. The maximum height of any building shall be: ... Advice note: 1. See the permitted height exceptions contained within the definition of height 2. <u>Emergency service facilities, emergency service towers and communication poles are exempt from this rule.</u>
876.8	Alan Ogle	PC14	Seek Amendment	Seek amendment to ensure that the Kauri Cluster should not be disaggregated or dismantled, and all areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review (recommended for inclusion in the RBIA) should be limited to 2-storeys and remain Residential Suburban density. Also include the sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd in the RBIA.
893.4	Susanne and Janice Antill	PC14	Oppose	Oppose increased height limits of buildings.

14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.4 - Site coverage

Original Submission No	Submitter	Plan Change	Position	Decision Requested
44.5	The Riccarton Bush Trust	PC14	Support	Support[s] the retention of the 35% site coverage rule for the RS zone within the Riccarton Bush interface area.
89.6	Andrew Evans	PC14	Support	Support excluding eaves from site coverage calculations.
107.36	Heather Woods	PC14	Seek Amendment	<i>[In relation to 14.4.2.4 a. ii.] [Seeks that] social housing complexes, and groups of older person's housing units where all the buildings are single storey may be developed by Community Minded Private Companies. Not just not for profit agencies and government agencies. Private Companies can provide this type of housing using transportable houses in a much more timely and cost efficient manner than the agencies currently preferred by CCC. Community Facilities such as a Communal Hall, plus storage, yard space, clotheslines, parking would still all be provided .</i>

14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.5 - Outdoor living space

Original Submission No	Submitter	Plan Change	Position	Decision Requested
107.22	Heather Woods	PC14	Seek Amendment	Amend 14.4.3.5 To enable the option for outdoor living spaces to be shared or partially shared withneighbouring dwellings. Or at least a portion of outdoor living spaces should be able to be satisfied byshared greenspaces.
107.37	Heather Woods	PC14	Seek Amendment	<i>[In relation to 14.4.2.5 iii.] [Seeks that] social housing complexes, and groups of older person's housing units where all the buildings are single storey may be developed by Community Minded Private Companies. Not just not for profit agencies and government agencies. Private Companies can provide this type of housing using transportable houses in a much more timely and cost efficient manner than the agencies currently preferred by CCC. Community Facilities such as a Communal Hall, plus storage, yard space, clotheslines, parking would still all be provided .</i>
789.2	Eric Woods	PC14	Seek Amendment	To enable the option for outdoor living spaces to be shared or partially shared withneighbouring dwellings. Or at least a portion of outdoor living spaces should be able to be satisfied byshared greenspaces.

789.5	Eric Woods	PC14	Seek Amendment	To enable the option for outdoor living spaces to be shared or partially shared with neighbouring dwellings. Or at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.
792.2	Carmel Woods	PC14	Seek Amendment	Seek that the standards make it possible for outdoor living spaces to be shared or partially shared with adjacent homes, or allow for a portion of outdoor living areas to be fulfilled by shared greenspaces.
795.2	Andrew Stevenson	PC14	Seek Amendment	[A]llow for outdoor living spaces to be shared or partially shared with neighboring dwellings.
796.16	Justin Woods	PC14	Seek Amendment	[E]nable the option for individual outdoor living spaces to be smaller in lieu of outdoor living spaces shared or partially shared with neighbouring dwellings.
797.2	Zsuzsanna Hajnal	PC14	Seek Amendment	[A]llow outdoor living space requirement to allow for greenspaces to be shared or partially shared with neighbouring dwellings. Alternatively, a portion of outdoor living space requirements should be permitted to be fulfilled by shared greenspaces.
800.3	Ramon Gelonch Roca	PC14	Seek Amendment	Allow for outdoor living spaces to be shared or partially shared with neighboring dwellings.
801.2	Jean Turner	PC14	Seek Amendment	[Allow] for outdoor living spaces to be shared or partially shared with adjacent homes, or allow for a portion of outdoor living areas to be fulfilled by shared greenspaces.
802.2	Anita Moir	PC14	Seek Amendment	[E]nable the option for outdoor living spaces to be shared or partially shared with neighbouring dwellings. Or at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.
803.2	Tamsin Woods	PC14	Seek Amendment	[That] individual outdoor living spaces [are allowed] to be smaller [where there are] outdoor living spaces shared or partially shared with neighbouring dwellings.

14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.6 - Daylight recession planes

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.22	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
70.2	Paul Wing	PC14	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
205.6	Addington Neighbourhood Association	PC14	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.
205.28	Addington Neighbourhood Association	PC14	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.

276.2	Steve Burns	PC14	Support	[Retain sunlight access provisions]
351.8	Jono de Wit	PC14	Seek Amendment	Seek to reduce the Sunlight Gain Qualifying Matter along Riccarton Road where there are dedicated bus lanes and would like the Sunlight Access QM overlay to have the same boundaries as the transport access QM.
454.4	Steve Hanson	PC14	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.
469.1	Beverley Nelson	PC14	Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.

14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.7 - Minimum building setbacks from internal boundaries

Original Submission No	Submitter	Plan Change	Position	Decision Requested
205.11	Addington Neighbourhood Association	PC14	Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.
383.3	Colin Dunn	PC14	Seek Amendment	[That] 2 and 3 level buildings [are required] to be more than 1 meter from the boundary.
469.2	Beverley Nelson	PC14	Seek Amendment	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.
829.3	Kiwi Rail	PC14	Support	Retain the identification of of the NZ Rail Network as a qualifying matter.
834.64	Kāinga Ora – Homes and Communities	PC14	Oppose	14.4.2.7Setback from rail corridor. Delete NZ Rail Network Interface Sitesqualifying matter.

14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.9 - Road boundary building setback

Original Submission No	Submitter	Plan Change	Position	Decision Requested
107.23	Heather Woods	PC14	Seek Amendment	Amend 14.4.3.9 to reduce the minimum road boundary building setback from typically 4.5m to theMDRS Front yard minimum of 1.5m (height at that point is governed by the recession plane).
751.55	Christchurch City Council	PC14	Seek Amendment	[In 14.4.2.9.b.i.C and D] Insert "maturity" shown as bold strikethroughbefore the proposed new defined term shownin bold green and underlined.
789.6	Eric Woods	PC14	Seek Amendment	Reduce the minimum road boundary building setback from typically 4.5m to theMDRS Front yard minimum of 1.5m (height at that point is governed by the recession plane).

792.5	Carmel Woods	PC14	Seek Amendment	Seek that the minimum building setback from the road boundary is reduced from 4.5m to 1.5m.
795.5	Andrew Stevenson	PC14	Seek Amendment	[D]ecrease the minimum setback for building boundaries from its current standard of 4.5m to match the MDRS Front yard minimum of 1.5m, where sunlight issues are regulated by the recession plane.
796.4	Justin Woods	PC14	Seek Amendment	[A]dopt the MDRS Front yard minimum of 1.5m, replacing the current minimum road boundary building setback of 4.5m.
797.5	Zsuzsanna Hajnal	PC14	Seek Amendment	[D]ecrease the minimum distance between the road boundary and buildings from 4.5m to 1.5m.
800.4	Ramon Gelonch Roca	PC14	Seek Amendment	Decrease the minimum distance that buildings must be set back from the road boundary, which is currently 4.5m, to the MDRS Front yard minimum of 1.5m (with the height at that point being determined by the recession plane).
801.5	Jean Turner	PC14	Seek Amendment	[S]et the minimum distance between the road boundary and buildings to 1.5m
802.5	Anita Moir	PC14	Seek Amendment	[R]educe the minimum road boundary building setback from typically 4.5m to the MDRS Front yard minimum of 1.5m
803.5	Tamsin Woods	PC14	Seek Amendment	[A]dopt the MDRS Front yard minimum of 1.5m, replacing the current minimum road boundary building setback of 4.5m.

14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.3 - Area specific rules - Residential Suburban Zone and Residential Suburban Density Transition Zone, and Qualifying Matter Airport Noise Influence Area

Original Submission No	Submitter	Plan Change	Position	Decision Requested
121.9	Cameron Matthews	PC14	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan

876.11	Alan Ogle	PC14	Seek Amendment	Seek amendment to include the properties at 34, 36, 36A, 38, 40, 44, 46, and 48 Kahu Rd, should, for reason and consistency, in the Airport Noise Influence Zone.
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14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.3 - Area specific rules - Residential Suburban Zone and Residential Suburban Density Transition Zone, and Qualifying Matter Airport Noise Influence Area > 14.4.3.1 - Area-specific activities > 14.4.3.1.2 - Area-specific controlled activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
1003.14	Melissa Macfarlane	PC14	Support	Retain 14.4.3.1.2(C1) as notified.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
4.1	Ngāi Tahu Property	PC14	Support	
12.3	Guy and Anna Parbury	PC14	Support	<i>[Retain all provisions that enable housing intensification]</i>
14.3	Kathryn Collie	PC14	Support	[Retain provisions that enable intensification]
17.1	Jane Murray	PC14	Oppose	[Remove provisions that enable intensification]
46.2	Rachel Best	PC14	Seek Amendment	Oppose density increase in outer suburbs
47.1	Laura Cary	PC14	Oppose	Oppose the introduction of the Medium Density Residential Zone.
55.14	Tobias Meyer	PC14	Seek Amendment	Seek amendment to Riccarton area, zoning for Medium Density Residential to be High Density Residential.
66.2	Lisa Fabri	PC14	Seek Amendment	Amend the zoning of the farm and lifestyle blocks on John Paterson Drive [from the Rural Urban Fringe Zone] to the Medium Density Residential Zone or the High Density Residential Zone.
83.2	Stephen Osborne	PC14	Oppose	That the Deans Avenue Precinct does not become a High Density Residential Zone (HRZ Residential), but remains a Medium Density Residential Zone (MRZ Residential). The block South of Mayfair Street (Old Sales Yard) could be treated separately as it would suit HRZ Residential development.
101.1	Ross Pheloung	PC14	Oppose	Oppose Medium Density Residential Zone on Cashmere View Street, and surrounding streets.
107.10	Heather Woods	PC14	Seek Amendment	<i>Apply 14.13.1.2 and 14.13.1.3 to tiny house development in all Residential Suburban and Medium Density Zones.</i>
108.3	Charles Etherington	PC14	Oppose	Oppose Medium Density Residential provisions in the inner suburbs.

119.8	Tracey Strack	PC14	Support	<p>Any further or other decisions that achieve the outcomes sought by this submission, or are required as a consequence of the relief we seek:</p> <ul style="list-style-type: none"> • That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Plan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or, • If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and, • That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and, • That neighbours along the southern boundaries of any proposed developments that involve non-compliance with height or access to sunlight rules can be notified of the required resource consents and to make submissions.
120.2	Sandra Caldwell	PC14	Oppose	Rezone Paparoa Street from High Density Residential and Medium Density Residential to Residential Suburban.
149.1	Curtis Bush	PC14	Oppose	Reconsider the decision to change the zone of Therese Street, Spreydon to Residential Medium Density.
151.5	Papanui Heritage Group	PC14	Oppose	Opposed to the imposition of the Medium Density Residential Zone as it is not considered necessary. The gradual building of infill housing, or blocks of single or double storey flats on empty sections, as is happening now, is considered to meet Papanui's future housing needs.
152.5	Papanui Heritage Group	PC14	Oppose	Opposed to the imposition of the Medium Density Residential Zone as it is not considered necessary. The gradual building of infill housing, or blocks of single or double storey flats on empty sections, as is happening now, is considered to meet Papanui's future housing needs.
167.1	Katie Newell	PC14	Seek Amendment	An amendment is sought for 76 Patten Street to be classed as a 'Medium Density Residential Zone' [as opposed to 'Residential Suburban'].
179.1	Sean Walsh	PC14	Oppose	Request that Cashmere View Street (including #13 Cashmere View Street) be a suburban charter area/street. Request that resource consent be required before any development can proceed.

181.2	Jill Young	PC14	Oppose	Oppose MDRZ for Brodie Street, Ilam (Planning Map 30), and retain RS zone in the current District Plan.
183.4	Brooke McKenzie	PC14	Seek Amendment	Land within the 54 dbn and 57 dbn be a 'Soft Fringe Buffer Zone' to with 1 arce lots
183.5	Brooke McKenzie	PC14	Oppose	Oppose the Low Density Residential Airport Noise Influence Zone that reduces residential density. Support this to be MDRZ.
202.2	Trevor Wilson	PC14	Support	Request the proposed Medium Density Residential Zone be extended to incorporate parts of Hollis & Bowenvale Aves. and Lansdowne Tce. including Roseneath Place that are within walking distance, or 1km, of Centaurus Rd. and access to the Orbiter bus route.
203.5	Steve Petty	PC14	Oppose	Opposes building heights of 3 storeys that impact privacy, noise, housing, animals, people, green spaces and parking.
213.1	Glen Ealam	PC14	Seek Amendment	Improve public transport to and from the Halswell area so that nearby commercial areas for retail shopping and cafe/bars are accessible without cars.
232.3	Kurt Higgison	PC14	Oppose	Opposes developments in already built areas and seeks that new development areas grow into new areas,
244.6	Harvey Armstrong	PC14	Seek Amendment	Oppose Low Public Transport Qualifying Matter on 75 Alderson Avenue.
263.11	Harley Peddie	PC14	Seek Amendment	Density is what this city needs, not ever increasing property values.
294.12	Chessa Crow	PC14	Seek Amendment	Seek to reduce extent / Remove Medium Residential zoning from New Brighton area and amend to be Residential Suburban Transition Zone
298.1	Mason Plato	PC14	Oppose	Seek to remove Medium Density Residential Zone.
307.2	Robert Fletcher	PC14	Support	Support the creation of Medium-Density Residential rules
327.2	Mike Oxlong	PC14	Oppose	The submitter opposes the Medium Density Residential zone.
335.2	Lorraine Wilmshurst	PC14	Oppose	Oppose the rezoning of suburban areas to Medium or High Density Residential
336.2	John Walker	PC14	Support	[Retain all provisions]
352.2	Janice Lavelle	PC14	Not Stated	Seriously rethink the Medium Density Residential zones across Christchurch.
356.2	David Hood	PC14	Oppose	[Seeks to oppose medium density residential development in existing residential environments]
357.2	Alexandra Free	PC14	Support	Support the provisions as notified

367.4	John Bennett	PC14	Seek Amendment	Re-write the MDRS rules to require that all medium and high density developments need to go through an Urban design approval process (like the Urban design Panel) to achieve outcomes that will benefit the communities within Christchurch.
367.8	John Bennett	PC14	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.
367.20	John Bennett	PC14	Seek Amendment	Seeks that all new developments in the proposed residential zones are reviewed by an Urban Design Panel.
411.2	Ruth Parker	PC14	Oppose	Supports retaining Residential Suburban Zoning
432.1	Anton Barbarich	PC14	Oppose	Oppose the application of medium density zone to existing suburbs
440.1	Sandi Singh	PC14	Oppose	Oppose the application of Medium Density Residential Zone across the city.
444.4	Joseph Corbett-Davies	PC14	Seek Amendment	Consider allowing more local retail and commercial in medium density residential zones, for example by allowing corner retail automatically in all such zones
452.1	Carolyn Mulholland	PC14	Oppose	Opposes Medium and/or High Density Residential zoning in Amyes Road, Hornby
455.1	Nick Scott	PC14	Support	[Retain MRZ provisions as proposed]
471.23	Kem Wah Tan	PC14	Oppose	[Oppose increased height limits in residential zones]
486.3	Brian Reynolds	PC14	Oppose	Reduce infill development in residential zones
487.1	Joy Reynolds	PC14	Oppose	[S]top highrise and infill housing
494.2	Ann Kennedy	PC14	Oppose	Amend zoning for Paparoa Street and Perry Street from High Density Residential to Medium Density Residential Zone.
497.2	Sydney John Kennedy	PC14	Seek Amendment	[Additional requirement:] Papanui zone building heights that exceed 4 storeys should have a specified minimum distance from school buildings, hospital buildings, or rest home buildings of 10m
498.3	Hone Johnson	PC14	Oppose	Oppose all higher density zoning changes
514.13	Ann Vanschevensteen	PC14	Seek Amendment	The CCC should legislate to make at least 50% of newly-built homes accessible / suitable for people with disabilities, or people who cannot use stairs. Furthermore, all new builds should have solar or wind power generators, grey water toilets and proper soundproofing. That would be properly building for the future.
561.4	Deidre Rance	PC14	Seek Amendment	No medium [density zone in the Strowan area]
585.4	Nick Brown	PC14	Seek Amendment	[That the area of Strowan between] Heaton Street/Innes Road and Blighs Road [be zoned MRZ instead of HRZ]
592.3	Northwood Residents' Association	PC14	Oppose	To not proceed with the rezoning of part of Northwood subdivision [from Residential Suburban to Medium Density Residential].

644.3	Fay Brorens	PC14	Seek Amendment	<p>The submitter makes the following suggestions on density:</p> <ul style="list-style-type: none"> - precaution around Natural Hazards including, flooding, liquefaction and sea level rise. - Warm, dry and suitable homes are required. For the new dwelling a 'sunshine factor', is like a 'quality factor' or an 'outlook factor'. - If an existing home adjoining a new development site was to not have sunshine for 5 months of the year a one off payment could be made by the developer. - developments should consider infrastructure, especially sewer. - quality development in places such as Casebrook and South Halswell could provide better outcomes as Christchurch transitions to more localised communities and neighbourhoods.
653.8	David McLauchlan	PC14	Seek Amendment	Set a minimum net site area standard for developments [e.g., 2,000m ²] that allows for permanent and larger green space areas.
683.3	Dot Fahey	PC14	Seek Amendment	Amend zone to a transitional medium density zone.
702.1	Helen Wilson	PC14	Oppose	Decline the proposal to rezone sites to allow 2 or 3 storey townhouses.
708.2	Lauren Gibson	PC14	Oppose	[Opposes intensification plan change and in particular for 19a Russell Street]
716.1	Wigram Lodge (2001) Limited	PC14	Support	[Seeks that] the NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development.
723.1	Brooksfield Limited	PC14	Support	Enable full zoning of MDZ to be enabled throughout city
725.3	Sophie Burt	PC14	Seek Amendment	Precincts within the Medium-Density Residential Zone should each have a Regeneration Framework Plan and have regulatory, comprehensive community engagement.
734.2	Marie Byrne	PC14	Oppose	[Seeks] Medium Density Residential area in Phillipstown Cashel Street to Ferry Road, Bordesley Street to Nursery Road be considered for a heritage area and subsequently a qualifying matter.
778.8	Mary O'Connor	PC14	Seek Amendment	There could be an option residents could choose to reduce intensification in return for narrowing their street width to allow street trees to be planted. This could only be achieved by less intensification.
779.2	Glenda Duffell	PC14	Oppose	Do not zone medium density zone for small cul de sacs and narrow streets.
780.16	Josie Schroder	PC14	Support	Retain the rules in 14.5 as notified.

783.5	Roman Shmakov	PC14	Seek Amendment	[S]eek[s] that 100% of the Medium Density Residential Standard is enabled in all areas of the city (except those covered by other qualifying matters we do not oppose).
799.4	Benjamin Love	PC14	Support	[That provisions enabling intensification are retained]
810.5	Regulus Property Investments Limited	PC14	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
810.6	Regulus Property Investments Limited	PC14	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
812.3	James Barbour	PC14	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
812.12	James Barbour	PC14	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
814.153	Carter Group Limited	PC14	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.
815.3	The Board of Trustees of the Te Ara Koropiko West Spreydon School	PC14	Seek Amendment	Oppose Medium Density housing zone in the Hoon Hay/Spreydon area. Seek amended to the District Plan for the area around Spreydon Primary School to be Residential Suburban only.
823.123	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.
827.1	MGZ Investments Limited	PC14	Support	Approve plan change in line with NPS-UD
834.172	Kāinga Ora – Homes and Communities	PC14	Not Stated	All controlled and RD rules renotification statements 1. Amend notification statements in both activity and built form rules to align with this logic. Non-notified: 14.5.1.3 (RD1) – four or more units 14.5.2.2 – landscaping 14.5.2.5 – Outdoor Living Space

				<p>14.5.2.8 – Outlook space</p> <p>14.5.2.9 – Fencing</p> <p>14.5.2.10 – Windows to street</p> <p>14.5.2.11 – Minimum unit size</p> <p>14.5.2.12 – Ground floor habitable space</p> <p>14.5.2.13 – Service and storage space</p> <p>14.5.2.15 – Garage and carports</p> <p>14.5.2.16 – Building reflectivity</p> <p>14.5.2.16 – mechanical ventilation</p> <p>14.5.2.18 – Spine road setbacks</p> <p>Open to limited but not publicnotification:</p>
845.1	Christopher Evan	PC14	Oppose	[Seeks that] Christchurch City Council accepts the new Government rules and laws
854.2	Orion New Zealand Limited (Orion)	PC14	Seek Amendment	<p>New Rule to be inserted into MDRS</p> <p>Activity</p> <p><u>PX The establishment of a new, or expansion of an existing sensitive activity.</u></p> <p>Activity specific standards</p> <p><u>a. Either a land area of at least 5.5m2 is provided at the boundary closest to the road reserve for electricity equipment and infrastructure, or confirmation is provided from Orion New Zealand Limited that it is not required.</u></p> <p>14.5.1.4 Discretionary activities</p>

				Activity <u>DX</u> <u>a. Any activity that does not meet the activity specific standard under PX.</u> <u>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited (absent its written approval).</u>
854.12	Orion New Zealand Limited (Orion)	PC14	Seek Amendment	Add an additional clause to NC2 and amend clause 'c' as follows: <u>iv within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line.</u> <u>d. Conductive fences within 5 metres of a 66kV, 33kV, 11kV, 400V, or 230V electricity distribution line support structure foundation.</u>
859.10	Ministry of Housing and Urban Development	PC14	Seek Amendment	[With respect to the Riccarton Bush Interface Qualifying Matter, consider] further reductions if other submissions suggest any
870.1	Susanne Antill	PC14	Oppose	Oppose replacing existing residential zones in the city with two new ones - a medium density zone and a high density zone.
881.28	Red Spur Ltd	PC14	Oppose	"[Seeks that] there shall be no other additional rules (I.e. in addition to the RH/MDRZ rules) in the RH (Redmund Spur) Precinct. [seeks that Redmund Spur is not ""downzoned""]"
889.4	Susanne Elizabeth Hill	PC14	Support	Seeks that townhouses are encouraged on large sections once older homes have passed their liveable stage.
889.5	Susanne Elizabeth Hill	PC14	Support	Seeks that townhouses are encouraged on large sections once older homes have passed their liveable stage.
893.1	Susanne and Janice Antill	PC14	Oppose	Oppose replacing existing residential zones in the city with two new ones - a medium density zone and a high density zone.
901.6	John Hudson	PC14	Oppose	I do not agree with the MDRS zone replacing the current RS zones and I don't agree with certain aspects of plan change 14 and reasons and discussion follow. The CCC has excellent plans for the future growth of Christchurch and the mandated MDRS rules are a huge step backwards. Under MDRS intensification can take place much further out from the CBD. It will be totally detrimental to the intensification of the CBD using existing building zone rules.
1004.1	Sally Dixon	PC14	Oppose	

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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13.2	Andrew Tulloch	PC14	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.
217.1	Catharina Schupbach	PC14	Support	Retain provisions relating to Residential Character Areas
255.8	William Bennett	PC14	Seek Amendment	<ul style="list-style-type: none"> • That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and, • That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules <i>can</i> be notified of the required resource consents and to make submissions.
272.13	Caitriona Cameron	PC14	Seek Amendment	<p>The proposal should provide protections for existing property rights. This could be achieved by:</p> <ul style="list-style-type: none"> - increasing minimum plot sizes for plots with 3+ storey residential buildings to minimize the number of affected neighbours - requiring developers to compensate neighbours who will be adversely affected by new developments that significantly reduce sunlight.
272.14	Caitriona Cameron	PC14	Seek Amendment	<p>The proposal should provide protections for existing property rights. This could be achieved by:</p> <ul style="list-style-type: none"> - increasing minimum plot sizes for plots with 3+ storey residential buildings to minimize the number of affected neighbours - requiring developers to compensate neighbours who will be adversely affected by new developments that significantly reduce sunlight
272.15	Caitriona Cameron	PC14	Seek Amendment	<p>The proposal should provide protections for existing property rights. This could be achieved by:</p> <ul style="list-style-type: none"> - increasing minimum plot sizes for plots with 3+ storey residential buildings to minimize the number of affected neighbours - requiring developers to compensate neighbours who will be adversely affected by new developments that significantly reduce sunlight

272.16	Caitriona Cameron	PC14	Seek Amendment	<p>The proposal should provide protections for existing property rights. This could be achieved by:</p> <ul style="list-style-type: none"> - increasing minimum plot sizes for plots with 3+ storey residential buildings to minimize the number of affected neighbours - requiring developers to compensate neighbours who will be adversely affected by new developments that significantly reduce sunlight
272.17	Caitriona Cameron	PC14	Seek Amendment	<p>The proposal should provide protections for existing property rights. This could be achieved by:</p> <ul style="list-style-type: none"> - increasing minimum plot sizes for plots with 3+ storey residential buildings to minimize the number of affected neighbours - requiring developers to compensate neighbours who will be adversely affected by new developments that significantly reduce sunlight
295.5	Barry Newman	PC14	Oppose	I would like the existing process of council and neighbour consent remain.
443.9	Summerset Group Holdings Limited	PC14	Seek Amendment	<p>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.</p> <p>With the activity reverting to Restricted Discretionary Activity if the relevant performance standards cannot be met.</p>
834.174	Kāinga Ora – Homes and Communities	PC14	Support	P1 Retain rule as proposed.
834.175	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>14.5.1(P3) – Elderly Persons Housing</p> <p>Either: 1. Reinstate P3 so there is a clear permitted pathway; or</p> <p>2. Include an advice note under P1 as follows:</p> <p><u>Conversion of existing Elderly Persons Housing is permitted under P1.</u></p>

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.23	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
81.5	Vivien Binney	PC14	Seek Amendment	Amend proposed provisions for areas set for intensification in suburban areas by limiting them to two units per site.
184.5	University of Canterbury	PC14	Support	Retain rule as proposed (P1)
191.4	Logan Brunner	PC14	Support	[Retain P1 provision permitting three homes per site]
259.10	Ara Poutama Aotearoa	PC14	Seek Amendment	[Provide for Emergency and refuge accommodation as a permitted activity]
284.1	Tricia Ede	PC14	Not Stated	Seeks three houses on one property be disallowed.
340.2	Kirsten Templeton	PC14	Oppose	[Opposes allowance for three units as a permitted activity]
381.9	Kate Gregg	PC14	Seek Amendment	Amend provision 14.5.1.1 in such that the interior conversion of an existing residential unit into two residential units within any Character Area is permitted. For activities outside the Character Area there should be no equivalent rule and density limit.
385.5	Claire Williams	PC14	Seek Amendment	[Seeks that] privacy issues should be considered for all developments not just when a consent is required
403.2	David Krauth	PC14	Oppose	Oppose constructing new residential units complying with rules in the plan change to be permitted activities,
427.4	Michelle Warburton	PC14	Seek Amendment	[Amend P1.c. to a] Maximum of two dwellings per site in areas where neighbours are currently only one or two stories.
451.2	Sam Newton	PC14	Oppose	[O]ppose[s] the decision to allow 'medium density areas' to have multiple buildings built up to 12m on empty sections where once a single storey house existed.
696.4	Terence Sissons	PC14	Support	Provide for 3 level dwellings as of right in MDRZs.
720.9	Mitchell Coll	PC14	Seek Amendment	1. The Residential Design Principles should be considered when <u>any</u> breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.
902.8	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Oppose	[That development of up to three homes of up to 12 metres high on a single property, without resource consent. is not] permitted

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.2 - Controlled activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
381.10	Kate Gregg	PC14	Seek Amendment	Amend provision 14.5.1.2 to the following: In a character area, a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is: i. less than 5 metres in height; and ii. meets the built form standards applicable to the Character Area Overlay within which it is located. b. Any application arising from this rule shall not be limited or publicly notified.
834.176	Kāinga Ora – Homes and Communities	PC14	Not Stated	Retain controlled activity status Rule14.5.1.2.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
14.5	Kathryn Collie	PC14	Seek Amendment	Prioritise and make an early determination on the recession plane qualifying matter.
61.51	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	That any further height enablement can be considered but only with a notified resource consent and neighbourhood input.
62.4	Thomas Calder	PC14	Support	Support for limited notification not being precluded for non-compliances relating to height or height in relation to boundary
63.24	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
81.6	Vivien Binney	PC14	Seek Amendment	Amend proposed provisions for areas set for intensification in suburban areas by limiting them to two units per site.
86.4	Melissa and Scott Alman	PC14	Support	Support that limited notification is not precluded for for non-compliances that relate to height and height in relation to boundary
89.4	Andrew Evans	PC14	Oppose	Delete proposed residential design principles in 14.15.1.3a (RD1)
92.2	Andrew Laurie	PC14	Seek Amendment	The area near and including Ashgrove Tce, Fairview St and Cashmere View St should be a Heritage Value Residential Character zone, and a resource consent should be required before any development can proceed.
141.3	Aaron Jaggar	PC14	Seek Amendment	Allow consented developments, but not the Governments proposed medium density housing without consent.
164.6	James and Adriana Baddeley	PC14	Support	Retain ability to notify neighbours along the southern boundary, of consent applications that relate to non-compliances with the building height or height in relation to boundary built form standards

165.6	Catherine & Peter Baddeley	PC14	Support	[Retain ability to notify neighbours along the southern boundary, of consent applications that relate to non-compliances with the building height or height in relation to boundary built form standards]
239.4	Andrea Floyd	PC14	Support	[Retain limited notification] - neighbours should be consulted when multi story units are going in next to them.
297.3	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
305.3	Vickie Hearnshaw	PC14	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
376.5	Colin Gregg	PC14	Support	[Retain the ability to notify] neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules
381.8	Kate Gregg	PC14	Seek Amendment	If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and, that sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and that neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.
381.11	Kate Gregg	PC14	Seek Amendment	Amend provision 14.5.1.3 to the following: Residential units in Character Areas that do not meet Rule 14.5.3.2.7 – Number of residential units per site – maximum of 2 residential units per site. In addition, no density limits should be restricted discretionary activities outside Character Areas.
381.12	Kate Gregg	PC14	Seek Amendment	Amend provision 14.5.1.3 to the following: Within a Character Area Overlay: a. The demolition or removal of a building greater than 30m ² on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development. b. This rule does not apply: i. where 14.5.3.1.2 C1 applies. ii. to fences that meet the applicable built form standard 14.5.3.2.12 for that Character Area; iii. to accessory buildings that are less than 30m ² and located to the rear of the main residential unit on the site and are less than 5 metres in height; iv. to fences that are located

				<p>on a side or rear boundary of the site, except where that boundary is adjacent to a public space.</p> <p>c. Activities that do not meet Built Form standard 14.5.3.2.6. d. Any application arising from this rule shall not be limited or publicly notified.</p>
381.13	Kate Gregg	PC14	Seek Amendment	<p>Include building height controls in provision 14.5.1.3 dependent on the area, but the current Character Areas have 7m and 5.5 height limits proposed. In areas outside Character Areas, building height controls should be set to 11 meters in most places.</p>
381.15	Kate Gregg	PC14	Seek Amendment	<p>That Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including:</p> <ul style="list-style-type: none"> - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage - outdoor living space requirements - minimum glazing facing the street - fencing - garaging and car ports - building separation <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow. If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>
398.6	Jan Mitchell	PC14	Seek Amendment	<p>Where existing properties are to be subdivided /redeveloped/ intensified the affected neighbouring properties must have the right to decline consent.</p>
447.12	Alex Lowings	PC14	Seek Amendment	<p>All planning applications to be subject to review by all residents impacted by the applications (e.g. neighbours), with all statements of objection or support to be included in the planning application process.</p>

460.5	Golden Section Property	PC14	Seek Amendment	No change to the notification of neighbours for residential areas.		
584.4	Claudia M Staudt	PC14	Support	RD14 and RD 16: That neighbours along the southern boundaries of any proposed developments that involve non-compliance with height or access to sunlight rules can be notified of the required resource consents and to make submissions.		
591.12	Helen Jacka	PC14	Support	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.		
685.32	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[That] The Residential Design Principles [matter of discretion is applied] when <u>any</u> breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.		
805.26	Waka Kotahi (NZ Transport Agency)	PC14	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.		
805.39	Waka Kotahi (NZ Transport Agency)	PC14	Oppose	Opposes provision that restricts demolition of existing buildings, located within proposed Residential Character Areas. The submitter seeks that demolition of existing buildings in residential areas is allowed for, potentially with provisions restricting such removals to those where there is a comprehensive development proposal.		
829.4	Kiwi Rail	PC14	Support	Retain the identification of the NZ Rail Network as a qualifying matter.		
829.10	Kiwi Rail	PC14	Seek Amendment	Amend RD12 as follows: <table border="1" data-bbox="850 1031 1816 1404"> <tr> <td>14.5.1.3 Restricted discretionary activities</td> <td>RD12. Buildings that do not meet Rule 14.5.2.7(v) relating to rail corridor boundary setbacks The Council's discretion shall be limited to the following matters: a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor <u>while providing for the safe and efficient operation of the rail network.</u></td> </tr> </table>	14.5.1.3 Restricted discretionary activities	RD12. Buildings that do not meet Rule 14.5.2.7(v) relating to rail corridor boundary setbacks The Council's discretion shall be limited to the following matters: a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor <u>while providing for the safe and efficient operation of the rail network.</u>
14.5.1.3 Restricted discretionary activities	RD12. Buildings that do not meet Rule 14.5.2.7(v) relating to rail corridor boundary setbacks The Council's discretion shall be limited to the following matters: a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor <u>while providing for the safe and efficient operation of the rail network.</u>					

834.65	Kāinga Ora – Homes and Communities	PC14	Oppose	14.5.1.3 RD12 Setback from rail corridor. Delete NZ Rail Network Interface Sitesqualifying matter.
834.177	Kāinga Ora – Homes and Communities	PC14	Support	Residential RD1 – urban designassessment Retain as notified.
834.178	Kāinga Ora – Homes and Communities	PC14	Oppose	RD27 – wind assessment 1. Delete the rule. 2. As an alternative relief in the eventthat a regulatory approach to windmodelling is retained, redraft the ruleto provide for a permitted pathway(for wind effects) where compliancewith the specified performancestandards is met. 3. Kāinga Ora seeks that the provisionsrelating to wind effects are moved tosit under the General Rules.
842.30	Fire and Emergency	PC14	Seek Amendment	Amend 14.5.1.3 RD21 as follows: a. Residential units that do not meet Rule14.5.2.14 – Water supply for fire fighting. b. Any application arising from this rule shall notbe publicly notified. Council’s discretion is limited to: a. Water supply for fire fighting – Rule 14.15. 7 8

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.4 - Discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
798.4	Wolfbrook	PC14	Seek Amendment	Residentialdevelopment is either a permitted or restricted discretionary activity. Not Discretionary.
834.179	Kāinga Ora – Homes and Communities	PC14	Oppose	D11 – industrial interface QM Delete the Industrial Interface QualifyingMatter and all associated provisions.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.5 - Non-complying activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.54	Kāinga Ora – Homes and Communities	PC14	Support	14.5.1.5 NC2 – NC3 National Grid transmission and distribution lines. Retain Electricity Transmission Corridors qualifying matter only to the extent of the corridor as defined in the NES ET.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
82.1	Naretta Berry	PC14	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.
145.6	Te Mana Ora/Community and Public Health	PC14	Seek Amendment	Te Mana Ora recommends that Christchurch City Council considers how housing developments can be designed in a way that encourages social interaction. For example, shared spaces, such as green spaces, paths and bike sheds, can facilitate social interaction in housing developments.
243.5	Ravensdown Limited	PC14	Seek Amendment	Seeks the inclusion of a rule whereby permitted residential development within a 'buffer area' between industrial and residential interface, must be the lesser of 7m or 2-storeys and include a rule requiring acoustic installation to be installed in all residential developments, within the specified buffer area from industrial zones.
304.4	Julia Mallett	PC14	Seek Amendment	Require development to be in keeping with the style and sensibility of the existing neighbourhood.
308.1	Tony Pennell	PC14	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible
314.5	Graham Townsend	PC14	Seek Amendment	[New built form standards to require roofing colours with low reflectivity and] roof-runoff rainwater storage.
325.4	Michael Galambos	PC14	Seek Amendment	[R]equire: 3 - Medium-Density Residential Zones be required to provide a single garage for 50% of units.
325.5	Michael Galambos	PC14	Seek Amendment	[R]equire: 4 - Medium-Density Residential Zones be required to provide a double garage for 25% of units.

627.6	Plain and Simple Ltd	PC14	Seek Amendment	<p>[Newstandards for] accessibility and environmentally responsible design, [suchas]:</p> <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping
685.5	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.
685.29	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[New requirement] that at least every 6m width of a street facing façade have a minimum400mm step in the building line.
685.30	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[New requirement that] Within each street facing frontage, a minimum area of the facade to protrude must intrude by aat least 200mm.
720.7	Mitchell Coll	PC14	Seek Amendment	<p>Seeks additional rules be added:</p> <ol style="list-style-type: none"> 1. Rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line. 2. Rule requiring that each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm.
720.51	Mitchell Coll	PC14	Seek Amendment	<p>Submission seeks additional two new Standards be introduced to improve visual interest in buildings:</p> <ol style="list-style-type: none"> 1. Add a rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line. 2. Add a rule requiring that each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm.
814.154	Carter Group Limited	PC14	Oppose	Delete all new or amended provisions, to the extentthat they conflict with or are less enabling than themandatory MDRS and/or impose additionalconstraints relative to the status quo.
877.26	Otautahi Community Housing Trust	PC14	Seek Amendment	Amend notification statements in both activity and built form rules toalign with this logic.

				<p>Non-notified:</p> <p>14.5.1.3 (RD1) – four or more units</p> <p>14.5.2.2 – landscaping</p> <p>14.5.2.5 – Outdoor Living Space</p> <p>14.5.2.8 – Outlook space</p> <p>14.5.2.9 – Fencing</p> <p>14.5.2.10 – Windows to street</p> <p>14.5.2.11 – Minimum unit size</p> <p>14.5.2.12 – Ground floor habitable space</p> <p>14.5.2.13 – Service and storage space</p> <p>14.5.2.15 – Garage and carports</p> <p>14.5.2.16 – Building reflectivity</p> <p>14.5.2.16 – mechanical ventilation</p> <p>14.5.2.18 – Spine road setbacks</p> <p>Open to limited but not public notification:</p> <p>[none listed]</p>
908.7	Christchurch Civic Trust	PC14	Seek Amendment	[Seeks that council take] a water sensitive design (sponge city) approach for catchment-wide flood risk management.
914.25	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Remove the advice note and create a new qualifying matter on areas which has infrastructure capacity constraints

Original Submission No	Submitter	Plan Change	Position	Decision Requested
117.3	Ian Tinkler	PC14	Seek Amendment	In areas that are excluded due to infrastructure (like Shirley, as a result of the sewerage system), indicate the cost of mitigation by replacing the inadequate system to allow greater use of that land. Consider migration paths for flooding,.
184.6	University of Canterbury	PC14	Seek Amendment	Support with amendment to the standard (Advice note - There is no site density standard in the RMDRZ) to align with the MDRS. Consequentially, this would resolve the identified reference issue with Rule 8.5.1.2 (C9).
197.6	Steve Smith	PC14	Seek Amendment	[Impose more density controls]
298.3	Mason Plato	PC14	Oppose	Seek to remove Medium Density Residential Zone.
304.2	Julia Mallett	PC14	Seek Amendment	Increase planting requirements by reducing density/height limits in MDZ.
441.1	Robin Watson	PC14	Seek Amendment	Oppose changes to the Medium Density Residential Zone, retain the existing density standards.
442.2	Logan Simpson	PC14	Oppose	Oppose the plan change, housing density needs to reduce.
445.2	Alison Dockery	PC14	Seek Amendment	Seek that density is restricted to three units per site.
467.3	Jillian Schofield	PC14	Oppose	[O]ppose[s] the change in height restrictions that have been proposed and the number of buildings per section in Hornby and surrounding areas [such as] Hei Hei.
468.1	David Fisher	PC14	Seek Amendment	Oppose increasing building height and density... amend rule to allow 2 houses per section where the section is small and maybe 3 houses on a larger section.
471.3	Kem Wah Tan	PC14	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
701.3	Ian McChesney	PC14	Seek Amendment	Increase minimum plot sizes for plots with 3+ storey residential buildings.
834.180	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	1. Retain the advice note. 2. Kāinga Ora seek that Council investigate the provision of an online publicly searchable tool to enable timely identification of site constraints.
864.4	Douglas Corbett	PC14	Seek Amendment	Oppose MRZ in Hornby. Seeks to have this retained at single level housing

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
52.8	Gavin Keats	PC14	Seek Amendment	Amend 14.5.2.2 to require that the 20 sq m of planting/outdoor living per section needs to be a usable shaped area, eg not a long narrow strip.
65.2	Ali McGregor	PC14	Seek Amendment	Encourage retention of tree canopy and green space on residential sites.
145.12	Te Mana Ora/Community and Public Health	PC14	Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.
146.2	Julie Kidd	PC14	Support	[S]upport[s] as much being done as possible to maintain tree canopy cover.
233.2	Paul Clark	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
254.6	Emma Besley	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan..
261.2	Maia Gerard	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
262.2	Alfred Lang	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
263.2	Harley Peddie	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
264.2	Aaron Tily	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
265.2	John Bryant	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
266.2	Alex Hobson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
267.2	Justin Muirhead	PC14	Support	The council retains the tree canopy requirement and contributions plan.
268.2	Clare Marshall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
269.2	Yvonne Gilmore	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

270.2	Rob Harris	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
271.4	Pippa Marshall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
272.8	Caitriona Cameron	PC14	Seek Amendment	"The proposal should increase minimum protection of green space and canopy cover. o All developments should include whatever green space is considered to be the minimum (i.e. no 'buying out'). o The CCC should provide, and consult on, a detailed plan about how greenspace will be provided, particularly in High Density Residential zones, before any changes are made to residential planning regulations."
273.2	Ian Chesterman	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
274.2	Robert Fleming	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
342.2	Adrien Taylor	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
345.2	Monique Knaggs	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.
346.2	George Laxton	PC14	Support	[Seek] that the council retains the tree canopy requirement and contributions plan.
347.2	Elena Sharkova	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.
350.2	Felix Harper	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
361.2	James Gardner	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
362.2	Cynthia Roberts	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
363.2	Peter Galbraith	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
364.2	John Reily	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
365.2	Andrew Douglas-Clifford	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
366.2	Olivia Doyle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
370.4	Simon Fitchett	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan

371.2	Nkau Ferguson-spence	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
372.2	Julia Tokumaru	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
373.4	Mark Stringer	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan
374.2	Michael Redepenning	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
375.2	Aidan Ponsonby	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
379.2	Indiana De Boo	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
381.14	Kate Gregg	PC14	Seek Amendment	<p>That Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including:</p> <ul style="list-style-type: none"> - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage - outdoor living space requirements - minimum glazing facing the street - fencing - garaging and car ports - building separation <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow. If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>

384.2	Christopher Seay	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
387.2	Christopher Henderson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
389.1	Emma Coumbe	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
391.2	Ezra Holder	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
392.2	Ella McFarlane	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
393.2	Sarah Laxton	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
394.2	Lesley Kettle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
395.2	Emily Lane	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
415.7	Blake Thomas	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan
416.11	Anake Goodall	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
443.3	Summerset Group Holdings Limited	PC14	Seek Amendment	Amend all tree canopy provisions as they apply to residential zones within Christchurch City to specifically exclude retirement villages. For example... 14.5.2.2 Tree and garden planting Landscaped area and tree canopy cover 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 ... 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...
456.3	Michelle Alexandre	PC14	Support	Support more greenery, more trees
488.2	Luke Morreau	PC14	Seek Amendment	Requests that Council reviews the method of calculating site coverage/non landscaped areas.

503.4	Jamie Lang	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.
505.11	Jarred Bowden	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
506.4	Alex McMahon	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
510.8	Ewan McLennan	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
512.8	Harrison McEvoy	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
514.8	Ann Vanschevensteen	PC14	Support	The council retains the tree canopy requirement and contributions plan.
515.2	Zachary Freiberg	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.
516.2	Jessica Nimmo	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
517.2	Alex McNeill	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
518.2	Sarah Meikle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
519.21	James Carr	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek that the council retains the tree canopy requirement and contributions plan.
519.27	James Carr	PC14	Seek Amendment	It would be good to have a limit on hard site coverage (and enforce it).
520.2	Amelie Harris	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.
521.2	Thomas Garner	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.
522.2	Lisa Smailes	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.
523.11	Adam Currie	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
524.2	Daniel Tredinnick	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
525.2	Gideon Hodge	PC14	Support	S]eek[s] that the council retains the tree canopy requirement and contributions plan.
527.2	Kaden Adlington	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan

528.9	Kelsey Clousgon	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
529.2	Daniel Carter	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
531.11	Claire Cox	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
532.2	Albert Nisbet	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
533.2	Frederick Markwell	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
537.2	Matt Johnston	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan
551.5	Henry Seed	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
551.7	Henry Seed	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
552.5	David Moore	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
553.5	Josh Flores	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
554.5	Fraser Beckwith	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
555.5	James Cunniffe	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
557.13	Peter Beswick	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
558.4	Jan-Yves Ruzicka	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.

559.5	Mitchell Tobin	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
560.5	Reece Pomeroy	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
562.5	Rob McNeur	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
563.2	Peter Cross	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
565.2	Angela Nathan	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
566.3	Bruce Chen	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
567.2	Mark Mayo	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
568.2	Hazel Shanks	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
569.2	Marcus Devine	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
570.2	Christine Albertson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
571.2	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
572.2	Yu Kai Lim	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
573.2	Jeff Louttit	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
574.2	Henry Bersani	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
575.2	Jeremy Ditzel	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
576.2	Juliette Sargeant	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
577.3	James Robinson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

578.2	Jamie Dawson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
580.11	Darin Cusack	PC14	Seek Amendment	[That] more green space [is] provided if there are any changes in additional housing density.
586.2	Joe Clowes	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
587.2	Ciaran Mee	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
588.4	David Lee	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
589.2	Krystal Boland	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
590.2	Todd Hartshorn	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
591.2	Helen Jacka	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
594.6	Hao Ning Tan	PC14	Support	Seeks that the Council retains the tree canopy requirement and contributions plan
595.5	Logan Sanko	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
596.5	Hayley Woods	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
597.5	Karl Moffatt-Vallance	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
598.5	Caleb Sixtus	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
600.2	Maggie Lawson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
601.5	Jack Hobern	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
602.5	Devanh Patel	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
603.5	Evan Ross	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
604.5	Daniel Morris	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
605.2	Benjamin Wilton	PC14	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
606.5	Alanna Reid	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
611.4	Ailbhe Redmile	PC14	Support	Seek[s] that the council retains the tree canopy requirement and contributions plan.
615.5	Analijia Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.
621.2	Loren Kennedy	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.

622.2	Ella Herriot	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
623.6	Peter Dobbs	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.
624.11	Daniel Scott	PC14	Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.
639.11	Rory Evans Fee	PC14	Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
643.2	Keegan Phipps	PC14	Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.
646.2	Archie Manur	PC14	Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.
652.5	Declan Cruickshank	PC14	Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.
655.2	Daymian Johnson	PC14	Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.
656.2	Francesca Teague-Wytenburg	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.
658.11	Ben Thorpe	PC14	Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
659.2	Lucy Wingrove	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
660.1	Bray Cooke	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
661.11	Edward Parkes	PC14	Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
662.11	Bryce Harwood	PC14	Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.

713.2	Girish Ramlugun	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
714.3	Russell Stewart	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
715.2	Sara Campbell	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
717.2	Jonty Coulson	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
718.2	Gareth Holler	PC14	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
719.2	Andrew Cockburn	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
721.9	Ethan Pasco	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.
727.9	Birdie Young	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
733.3	Michael Hall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
738.2	Pim Van Duin	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
752.2	Amanda Smithies	PC14	Support	support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
753.2	Piripi Baker	PC14	Support	[Support] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
754.2	Alex Shaw	PC14	Support	Supports the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.

762.4	New Zealand Institute of Architects Canterbury Branch	PC14	Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions.
788.6	Marc Duff	PC14	Seek Amendment	Hornby should be exempt from the Tree Levy and Developers should be made to ensure density developments have a 20% tree canopy cover.
794.4	Greg Partridge	PC14	Oppose	The submitter opposes the reduction in Christchurch's tree canopy cover by housing intensification. The Council should seek an immediate amendment to the Enabling Housing Supply and Other Matters Act to be implemented in order for regulations to be introduced that protect the city's tree canopy from being decimated by property developers.
798.8	Wolfbrook	PC14	Oppose	delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA
814.155	Carter Group Limited	PC14	Oppose	Oppose 14.5.2.2 (c)-(e). Seek that these be deleted.
823.124	The Catholic Diocese of Christchurch	PC14	Oppose	14.5.2.2 c) - e). Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.
832.2	Finn Jackson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
834.181	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete rule and replace with the following: <u>14.5.2.2 landscaped area.</u> <u>(1) A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u> <u>2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</u> <u>3. Non-residential activities must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u>
835.10	Historic Places Canterbury	PC14	Support	The submitter supports all efforts to incentivise tree planting, including the canopy cover requirements relating to development and subdivision consents.
837.2	Sylvia Maclaren	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

839.2	Jacinta O'Reilly	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
840.2	Rosa Shaw	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
841.2	Jess Gaisford	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
843.2	Allan Taunt	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
844.2	Hayden Smythe	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
846.4	Lauren Bonner	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
847.2	Will Struthers	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
877.19	Otautahi Community Housing Trust	PC14	Seek Amendment	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.
877.27	Otautahi Community Housing Trust	PC14	Seek Amendment	<p>[Regarding 14.5.2.2]</p> <p>Delete rule and replace with the following:</p> <p><u>14.5.2.2 landscaped area.</u></p> <p><u>(1) A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u></p> <p><u>2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</u></p> <p><u>3. Non-residential activities must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u></p>
918.2	Geoff Banks	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
1049.2	Dylan Lange	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
2.11	Greg Olive	PC14	Oppose	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction Road
9.1	Mary-Anne Thomson	PC14	Oppose	Delete max building height rule 14.5.2.3 allowing buildings up to 12m in height.
16.3	Andrea Heath	PC14	Oppose	Remove the ability to construct buildings of up to 14m without resource consent.
21.2	Grant McGirr	PC14	Oppose	That no changes to rules lessen the amount of sunlight that any property (house and land) currently receives.
23.3	Linda Barnes	PC14	Seek Amendment	Decrease heights allowed for new builds
26.1	Rosemary Fraser	PC14	Seek Amendment	Opposes change to height limits. Make sure that wind and winter conditions are taken into consideration when considering building height controls.
28.2	Alastair Grigg	PC14	Seek Amendment	Retain an 11m height limit for this new Medium Density Residential zone, as per the limit in the current Residential Medium Density zone.
31.2	Mike Currie	PC14	Seek Amendment	[Regarding building height and recession planes] if the reference height at the boundary is increased, the Southern boundary angle must be decreased accordingly to give the same sunlight access as provided for above.
44.3	The Riccarton Bush Trust	PC14	Support	Support[s] the proposed 8m height limit within the Riccarton Bush Interface Area.
46.1	Rachel Best	PC14	Seek Amendment	Oppose built form standards that reduce sunlight access to neighbouring homes.
48.1	Russell Vaughan	PC14	Seek Amendment	Amend Rule 14.5.2.3 - Building height and maximum number of storeys to reduce the maximum building height in the Medium Density Residential Zone.
55.10	Tobias Meyer	PC14	Support	Support provisions as notified.
61.49	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Amend 14.5.2.3 by limiting the building height of new developments to 14m.
67.9	Rachel Davies	PC14	Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land
81.4	Vivien Binney	PC14	Seek Amendment	Amend proposed provisions for areas set for intensification in suburban areas by limiting them to two stories.
88.2	Peter Evans	PC14	Oppose	Amend heights to operative Residential Suburban Heights of 8m.

116.4	Russell Fish	PC14	Oppose	Review the 'Industrial Interface' Qualifying Matter, with a view to remove the designation where it is not already an historically established principle.
121.16	Cameron Matthews	PC14	Oppose	Request removal of the Riccarton Bush Interface Qualifying Matter.
171.1	Paul McNoe	PC14	Seek Amendment	[Reduce permitted building height] That the permitted height limits within the <u>existing</u> District Plan (prior to PC14) are retained to the maximum extent possible
189.7	Matt Edwards	PC14	Seek Amendment	14.5.2.3.v - Reduce the area of the Ric Bush interface back to the current level of 40 sites.
191.6	Logan Brunner	PC14	Support	[Retain proposed building height standard]
203.1	Steve Petty	PC14	Oppose	Opposes building heights of 3 storeys that impact privacy, noise, housing, animals, people, green spaces and parking.
211.2	Pauline McEwen	PC14	Support	Retain 11m height limit in the Medium Density Residential (MRZ) zone
224.2	Atlas Quarter Residents Group (22 owners)	PC14	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible
225.3	Michael Dore	PC14	Support	Support protections for Riccarton House and Bush.
229.2	Jennifer Smith	PC14	Seek Amendment	[Reduce proposed height limit]
230.1	Andrew Ott	PC14	Seek Amendment	Reduce permitted housing height to two storeys.
239.2	Andrea Floyd	PC14	Seek Amendment	[Lower the proposed height limit] in the suburbs -2 stories is enough or maybe 3 in certain cases when they don't interfere with the surrounding houses.
250.2	Ian Dyson	PC14	Seek Amendment	Do not apply higher height limits in Cashmere hill suburbs
256.1	Paul Burns	PC14	Oppose	[O]ppose[s] the changes for buildings to be as high as 12m tall in Cashmere.
294.2	Chessa Crow	PC14	Seek Amendment	Seek maximum height of two-storey in the New Brighton area.
295.1	Barry Newman	PC14	Oppose	tw [W]ould like the existing process of council and neighbour consent remain.
297.4	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
298.2	Mason Plato	PC14	Oppose	Seek to remove Medium Density Residential Zone.
303.5	Bron Durdin	PC14	Seek Amendment	Change the current Medium Density Residential Zone [only in the outer residential suburbs] building height limit to restrict three storey units and allow up to two storey units.
304.3	Julia Mallett	PC14	Seek Amendment	Increase planting requirements by reducing density/height limits in MDZ.
310.2	Sarah Flynn	PC14	Oppose	[That] increased height limits [are not] allowed in residential areas without the need to apply for resource consent.

316.3	Jo Jeffery	PC14	Seek Amendment	[Reduced permitted building height on Rugby Street, Merivale Lane and surrounding streets, especially those with heritage buildings and a tree canopy] [Relates to request for Residential Character Area in Merivale]
319.1	Charlotte Smith	PC14	Seek Amendment	Reduce height limit to maximum two storeys
335.3	Lorraine Wilmshurst	PC14	Oppose	Opposes the building heights in the Medium or High Density Residential zones.
337.1	Anna Melling	PC14	Seek Amendment	That maximum heights be lowered to account for lower sun height further south.
338.2	Kate Revell	PC14	Oppose	Restrict building heights to a maximum of 22 metres.
339.3	Chris Neame	PC14	Seek Amendment	Restrict maximum height for development to 22 metres
340.3	Kirsten Templeton	PC14	Oppose	[That three storey height is not permitted]
344.9	Luke Baker-Garters	PC14	Oppose	Removal of all central city maximum building height overlays.
348.1	Annette Prior	PC14	Oppose	[Regarding medium density residential standards] [Seeks to] oppose the height of new residential buildings.
355.2	Elisabeth Stevens	PC14	Oppose	[Do not permit] 3+ storied apartments
358.1	Shona McDonald	PC14	Oppose	[Do not permit] 3storey blocks of flats next to single storey homes
359.1	Kathryn Higham	PC14	Oppose	[Retain permitted building height of two stories]
372.17	Julia Tokumaru	PC14	Seek Amendment	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
381.7	Kate Gregg	PC14	Seek Amendment	If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and, that sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and that neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.
399.3	Peter Earl	PC14	Oppose	Oppose the Industrial Interface Qualifying Matter Area height standard.
407.1	Paul May	PC14	Oppose	Oppose the building height standard. Seek that height is restricted to two storeys.
409.1	Brett Morell	PC14	Seek Amendment	Oppose proposed MDZ height. Seeks to retain single storey housing in Belfast area (Planning Map 11)
410.1	Teresa Parker	PC14	Oppose	[O]pposes allowing three storey buildings to be built in residential areas that will block sun for such significant parts of the year.
412.1	Luke Gane	PC14	Oppose	Oppose the Local Centre Intensification Precinct additional height at 8 Bletsoe Avenue. Retain as Medium Density Residential Zone only.

413.3	Caroline May	PC14	Oppose	Increased density / building height be located in the inner city and outer suburbs, not existing suburbs.
414.1	Jenene Parker	PC14	Seek Amendment	[Reduce maximum] height limits for residential homes
418.1	Zoe McLaren	PC14	Support	[S]upport[s] the changes to increase height limits.
420.1	Ritchie Stewart	PC14	Seek Amendment	Seeks that buildings are restricted to two storeys in cul de sacs.
427.2	Michelle Warburton	PC14	Seek Amendment	Amend standard to only allow two storeys
434.1	Vincent Laughton	PC14	Oppose	Oppose height standard allowing more than two storeys.
441.2	Robin Watson	PC14	Seek Amendment	Oppose changes to the Medium Density Residential Zone, retain the existing height standards.
446.4	Sarah Lovell	PC14	Oppose	[Do not permit] three story buildings
447.3	Alex Lowings	PC14	Oppose	No increase in the maximum building height in residential zones.
448.1	David Robb	PC14	Seek Amendment	Oppose an increased height limit above two storeys.
449.1	Mark Paston	PC14	Oppose	Oppose height limit above two storeys.
451.1	Sam Newton	PC14	Oppose	[O]ppose[s] the decision to allow 'medium density areas' to have multiple buildings built up to 12m on empty sections where once a single storey house existed.
456.1	Michelle Alexandre	PC14	Oppose	Oppose all 2nd story up redevelopments
460.3	Golden Section Property	PC14	Oppose	Retain existing building height limits for residential zones
462.1	Mark Hazeldine	PC14	Oppose	[That] the maximum height without requiring a Resource Consent in the Medium Density Zone be lowered from 3 storeys/12 metres to 2 storeys/8 metres .
467.4	Jillian Schofield	PC14	Oppose	[O]ppose[s] the change in height restrictions that have been proposed and the number of buildings per section in Hornby and surrounding areas [such as] Hei Hei.
468.2	David Fisher	PC14	Seek Amendment	Oppose increasing building height and density... amend rule to reduce height from 3 storeys down to two.
471.4	Kem Wah Tan	PC14	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
473.1	Nicole Cawood	PC14	Oppose	[Do not increase height limits in residential areas]
477.3	Di Noble	PC14	Oppose	Oppose changes to building height in the Residential Zones.
484.1	Louise Tweedy	PC14	Seek Amendment	Provision: Chapter 14 - Residential, Open Space, All Decision Sought: Properties that share boundaries with parks and schools in medium density housing zone should not be allowed to be higher than two stories for privacy/the protection of children using them. The height limits in for properties

				sharing borders/boundaries with public parks and with schools in medium-density residential zones should have lower/reduced height allowances.
486.2	Brian Reynolds	PC14	Oppose	Retain existing height limits in residential zones.
490.1	Nina Ferguson	PC14	Seek Amendment	[That the maximum height is limited to two stories]
495.2	Janice Hitchon	PC14	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.
496.1	Chris Rennie	PC14	Oppose	Provision: Chapter 14 - Residential Decision Sought: Reject proposal to allow building of four or six level dwellings
504.1	Diane Gray	PC14	Seek Amendment	Seek amendment to the proposed increased height of residential buildings in suburbs close to the city ie 3 story high
519.12	James Carr	PC14	Support	The new height limits and recession planes are still a considerable improvement over the current rules, it is still a watering-down of the MDRS.
564.5	Rachel Hu	PC14	Seek Amendment	[Standardise the MRZ and HRZ zones] e.g., choose for developers to have a clear guideline for 3-storeys or 6-storeys. Or at least make it more standard per suburb than every street block.
584.5	Claudia M Staudt	PC14	Seek Amendment	That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.
615.26	Analijja Thomas	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
629.1	James Broadbent	PC14	Seek Amendment	[Reduce permitted building height] Prevent unconsented 3 story development in residential suburbs. Specifically... Beckenham
654.7	Wendy Fergusson	PC14	Seek Amendment	Reduce all the building height allowances a bit
656.13	Francesca Teague-Wytenburg	PC14	Seek Amendment	Enable 6 to 10 storeys for residential buildings near commercial centres.
665.4	Lawrence & Denise May	PC14	Seek Amendment	That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules <i>can</i> be notified of the required resource consents and to make submissions
666.1	Cooper Mallett	PC14	Seek Amendment	Make all the tall buildings in the middle of the city.
679.2	Tony Dale	PC14	Seek Amendment	Is [S]upport changes to building heights, recession planes and set-backs to preserve access to sunlight in medium density zones. However, the Qualifying Matter should be more conservative to preserve sunlight to the same degree as is enjoyed under our current density rules.
682.1	Spreydon Resident's Association	PC14	Oppose	[Seeks to] oppose 3-6 storey [residential] development [in existing residential areas].

685.33	Canterbury / Westland Branch of Architectural Designers NZ	PC14	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:.”
751.68	Christchurch City Council	PC14	Seek Amendment	Remove [Riccarton Bush Interface Area height provision [from 14.5.2.3.v]
777.1	Lisa Winchester	PC14	Seek Amendment	Resource consent is still required and dwellings in suburbs should be limited to 2 storeys high. Losing valuable sunlight is a major concern.
793.3	Fiona Bennetts	PC14	Support	[Retain height limit]
807.5	Howard Pegram	PC14	Seek Amendment	Amend maximum building height to 7m.
834.92	Kāinga Ora – Homes and Communities	PC14	Oppose	1. Delete the Riccarton Bush Interface Qualifying Matter and all associated provisions. 2. The existing tree setbacks in Chapter 9.4 are retained.
834.182	Kāinga Ora – Homes and Communities	PC14	Support	14.5.2.3(i)a - Height Retain rule as notified
834.183	Kāinga Ora – Homes and Communities	PC14	Oppose	14.5.2.3(i)b – Height in local centre intensification precincts Delete clause.
834.184	Kāinga Ora – Homes and Communities	PC14	Oppose	14.5.2.3(iv) Industrial interface and (v) Riccarton Bush. Delete 14.5.2.3(iv) and 14.5.2.3(v).
842.31	Fire and Emergency	PC14	Not Stated	Amend as follows: 14.5.2.3 Building height and maximum number of storeys <i>Advice note:</i> 1. See the permitted height exceptions contained within the definition of height 2. Emergency service facilities, emergency service towers and communication poles are exempt
862.1	Lloyd Barclay	PC14	Seek Amendment	Seeks that building heights are restricted to three storeys in residential areas.
864.1	Douglas Corbett	PC14	Oppose	Oppose building heights over 2 storeys.

866.1	Helen Adair Denize	PC14	Oppose	Opposes three storey height in residential areas.
870.3	Susanne Antill	PC14	Oppose	Oppose increased height limits of buildings
876.7	Alan Ogle	PC14	Seek Amendment	Seek amendment to ensure that the Kauri Cluster should not be disaggregated or dismantled, and all areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review (recommended for inclusion in the RBIA) should be limited to 2-storeys and remain Residential Suburban density. Also include sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd
876.25	Alan Ogle	PC14	Seek Amendment	Seek inclusion of provisions that consider the safety effects of increased shade and frost upon the cycleways and footpaths within the zone.
892.3	Wayne Robertson	PC14	Seek Amendment	[B]ulding heights for residential dwellings should be limited to two storey buildings.
893.3	Susanne and Janice Antill	PC14	Oppose	Oppose increased height limits of buildings.
901.4	John Hudson	PC14	Oppose	
902.9	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Oppose	[That development of up to three homes of up to 12 metres high on a single property, without resource consent. is not] permitted
1039.2	Geoff Mahan	PC14	Oppose	Oppose a 3 storey height limit.
1047.2	Anna McKenzie	PC14	Oppose	Opposes 12m height rule in the suburbs.
1075.3	Diana Shand	PC14	Oppose	Oppose high buildings in residential areas that affect heritage and existing dwellings.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.4 - Site coverage

Original Submission No	Submitter	Plan Change	Position	Decision Requested
11.3	Cheryl Horrell	PC14	Seek Amendment	<i>[Less impervious surfaces]</i>
38.1	Richard Bigsby	PC14	Oppose	Delete Clause C of 14.5.2.4 in its entirety (precluding inclusion of eaves and roof overhangs in the calculation of building coverage).
67.7	Rachel Davies	PC14	Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land.
134.6	Terry Blogg	PC14	Oppose	Oppose the proposed site coverage rules as proposed

381.16	Kate Gregg	PC14	Seek Amendment	<p>That Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including:</p> <ul style="list-style-type: none"> - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage - outdoor living space requirements - minimum glazing facing the street - fencing - garaging and car ports - building separation <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow. If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>
381.17	Kate Gregg	PC14	Seek Amendment	<p>That Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including:</p> <ul style="list-style-type: none"> - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage - outdoor living space requirements

				<ul style="list-style-type: none"> - minimum glazing facing the street - fencing - garaging and car ports - building separation <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow. If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>
488.1	Luke Morreau	PC14	Seek Amendment	Requests that Council reviews the method of calculating site coverage/non landscaped areas.
519.23	James Carr	PC14	Seek Amendment	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.
684.4	Wayne Bond	PC14	Seek Amendment	<p>[That] the wording of 14.5.2.4 (c) be amended by replacing “300mm” with “600mm”.</p> <p>Alternately the following could be added: “Where the eaves are between 300mm and 600mm wide fifty percent (50%) of the total eave area will be included in the building coverage calculation. Where eaves and roof overhangs exceed 600mm the 100% of those eaves or roof overhangs will be included in the building coverage calculation.”</p>
685.34	Canterbury / Westland Branch of Architectural Designers NZ	PC14	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 thebuilding coverage calculation.”
720.10	Mitchell Coll	PC14	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.”
742.2	Harang Kim	PC14	Oppose	Three times more density does not fit within 'Medium' density definition.
814.162	Carter Group Limited	PC14	Support	Supports Rule 14.5.2.4 (c). Retain as notified.
823.130	The Catholic Diocese of Christchurch	PC14	Support	14.5.2.4(c) Adopt
832.15	Finn Jackson	PC14	Seek Amendment	Seek amendments to include additional requirements for permeable surfaces in dense areas to prevent flooding.

834.185	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	14.5.2.4 – Building Coverage Amend rule as follows: a. The maximum building coverage must not exceed 50% of the net site area. b. ... c. Eaves and roof overhangs up to 300mm 600mm in width and guttering up to 200mm in width from the wall of a building shall not be included in the building coverage calculation.
877.28	Otautahi Community Housing Trust	PC14	Seek Amendment	Regarding 14.5.2.4.c: Replace 300mm with 600mm.
903.37	Danne Mora Limited	PC14	Seek Amendment	Amend the exclusion of eaves and roof overhangs to be: Eaves and roof overhangs up to 600 mm in width
914.13	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Amend 14.5.2.4 the exclusion of eaves and roof overhangs to be: Eaves and roof overhangs up to 600 mm in width

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.5 - Outdoor living space

Original Submission No	Submitter	Plan Change	Position	Decision Requested
11.4	Cheryl Horrell	PC14	Oppose	Oppose outdoor space provisions. Provide larger area of private outdoor space for each dwelling
65.3	Ali McGregor	PC14	Seek Amendment	Provide adequate outdoor space for families.
89.7	Andrew Evans	PC14	Seek Amendment	Amend Rule 14.5.2.5 Outdoor living space to require that ground floor [outdoor] living areas have a minimum area of 16sqm (retain current District Plan provision).
147.1	Rohan A Collett	PC14	Seek Amendment	That all outdoor living spaces are required to be located on the east, north or west sides of dwellings not on the south side.
334.1	Michael Tyuryutikov	PC14	Oppose	Retain existing minimal courtyard area rules for residential properties.
445.3	Alison Dockery	PC14	Seek Amendment	Seeks that the standard requires significant outdoor space for each apartment/ flat or unit.

468.3	David Fisher	PC14	Support	Oppose increasing building height and density... amend rule to increase outside garden space to attract more families back to these areas.
834.186	Kāinga Ora – Homes and Communities	PC14	Support	Retain rule as notified.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary

Original Submission No	Submitter	Plan Change	Position	Decision Requested
12.1	Guy and Anna Parbury	PC14	Oppose	<i>[Remove sunlight access qualifying matter]</i>
14.1	Kathryn Collie	PC14	Seek Amendment	Less restrictive recession plane rules to enable the increased density intended by the Government
14.6	Kathryn Collie	PC14	Seek Amendment	Prioritise and make an early determination on the recession plane qualifying matter.
21.3	Grant McGirr	PC14	Oppose	That no changes to rules lessen the amount of sunlight that any property (house and land) currently receives.
23.7	Linda Barnes	PC14	Seek Amendment	Amend Sunlight Access Qualifying Matter so that sunlight can go lower in the winter months.
31.1	Mike Currie	PC14	Seek Amendment	[Amend Rule 14.5.2.6 - Height in relation to boundary to 33 degrees from a height of 2.3m on the southern boundary of a site] [Alternative relief to Submission Point 31.4]
31.3	Mike Currie	PC14	Seek Amendment	Amend Rule 14.5.2.6 - Height in relation to boundary to 29 degrees from a height of 2.3m on the southern boundary of a site (if the height limit is 12m) [alternative relief to Submission Point 31.3]
33.2	Joanne Knudsen	PC14	Seek Amendment	Retain the sunlight access qualifying matter and modify so that all floor levels have sunlight access to allow for sun exposure on all floor levels.
46.3	Rachel Best	PC14	Seek Amendment	Oppose built form standards that reduce sunlight access to neighbouring homes.
55.2	Tobias Meyer	PC14	Support	Support provisions as notified.

59.1	Theo Sarris	PC14	Seek Amendment	Amend rule 14.5.2.6 Height in relation to boundary for the Sunlight Access Qualifying Matter so that the height is reduced to 2.5 metres and the boundary angles to 45 degrees.
61.8	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Amend 14.5.2.6 by requiring that Sunlight Access Qualifying Matter applies as an upper limit of shading for developments.
61.54	Victoria Neighbourhood Association (VNA)	PC14	Oppose	Retain recession planes as set out in operative District Plan.
63.25	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
63.87	Kathleen Crisley	PC14	Seek Amendment	Clarify the impacts on neighbouring properties for sunlight access if a building is set back, as noted, at various heights above 12 metres.
67.1	Rachel Davies	PC14	Support	Retain and increase the Sunlight Access qualifying matter.
67.8	Rachel Davies	PC14	Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land.
70.3	Paul Wing	PC14	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
72.6	Rosemary Neave	PC14	Oppose	Remove the Sunlight Access Qualifying Matter from the proposed District Plan.
89.8	Andrew Evans	PC14	Support	Support provisions as notified.
100.3	Mary Clay	PC14	Seek Amendment	Proposed recession planes have the potential to result in poor outcomes that affects access to sunlight and privacy.
103.3	Damian Blogg	PC14	Seek Amendment	[Lower recession planes]
104.3	Ann Clay	PC14	Seek Amendment	[Lower recession planes]
112.1	Nikki Smetham	PC14	Support	[Retain Sunlight Access Qualifying Matter]
119.5	Tracey Strack	PC14	Seek Amendment	<ul style="list-style-type: none"> • That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and, • That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.
121.4	Cameron Matthews	PC14	Oppose	Requests removal of the Sunlight Access Qualifying Matter.
121.20	Cameron Matthews	PC14	Seek Amendment	Waive HIRTB recession plane for parts of building in front 20m of a site (optionally for the rest of the site also) which are setback by more than around 3-5m from side/rear boundaries.
134.4	Terry Blogg	PC14	Oppose	To not implement changes that would see higher density housing in the areas proposed.

157.1	Robin Parr	PC14	Oppose	Retain existing heights & angles of Recession planes at boundaries, currently 2.3m & 36°
164.4	James and Adriana Baddeley	PC14	Seek Amendment	That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary
169.1	Richard Moylan	PC14	Seek Amendment	Support the sunlight qualifying matter and enhancing it to provide for outdoor washing drying.
184.7	University of Canterbury	PC14	Support	Retain rule as proposed.
188.4	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.
189.4	Matt Edwards	PC14	Oppose	Remove Sunlight Access QM.
191.14	Logan Brunner	PC14	Oppose	[Remove proposed QM Sunlight Access]
196.3	Brian Gillman	PC14	Support	[Retain the Sunlight Access Qualifying Matter as proposed]
198.1	Megan Walsh	PC14	Oppose	Opposes 3 story buildings that will impact sunlight, privacy, safety and parking in most of the residential neighbourhoods.
201.1	Amanda Parfitt	PC14	Seek Amendment	Please change the Qualifying Matter for Sunshine Access in all medium (and lower) density residential zones to ensure sunlight access to ground floor for all 12 months of the year. If Sunlight Access is going to be less than this, I request that this require a resource consent which requires permission from the owners and occupiers of the neighbouring properties.
203.3	Steve Petty	PC14	Oppose	Opposes building heights of 3 storeys that impact privacy, noise, housing, animals, people, green spaces and parking.
205.7	Addington Neighbourhood Association	PC14	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.
205.29	Addington Neighbourhood Association	PC14	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.
220.4	Martin Snelson	PC14	Seek Amendment	Amend the recession plane angles to maximise sunlight
221.4	Cynthia Snelson	PC14	Seek Amendment	Amend the recession plane angles to maximise sunlight
222.6	Deans Avenue Precinct Society Inc.	PC14	Seek Amendment	Support the proposal to add a Qualifying Matter that would better allow sunshine to reach neighbouring properties, especially in the winter. This must apply to both Medium Density Residential Zone and High Density Residential Zone.
222.9	Deans Avenue Precinct Society Inc.	PC14	Oppose	Oppose any reduction of sunlight because the recession plane rules, as proposed, allow less sunlight than the existing rules, and should therefore, not be further reduced.

233.7	Paul Clark	PC14	Oppose	Oppose [Sunlight Access Qualifying Matter]
255.7	William Bennett	PC14	Seek Amendment	<ul style="list-style-type: none"> • That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and, • That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules <i>can</i> be notified of the required resource consents and to make submissions.
258.3	Stephen Bryant	PC14	Seek Amendment	Amend recession planes for Christchurch to ensure they meet the Australian standard.
261.7	Maia Gerard	PC14	Oppose	Opposes the SunlightAccess Qualifying Matter
262.5	Alfred Lang	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
263.5	Harley Peddie	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
264.7	Aaron Tily	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
265.7	John Bryant	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
266.7	Alex Hobson	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
267.7	Justin Muirhead	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] The council drop this qualifyingmatter.
268.7	Clare Marshall	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
269.7	Yvonne Gilmore	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
270.7	Rob Harris	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
271.7	Pippa Marshall	PC14	Oppose	[S]eek[s] that the council drop this qualifying matter.
272.4	Caitriona Cameron	PC14	Seek Amendment	<p>The proposal should increase protection of sunlight access to maximise liveabilityfeatures in new developments.</p> <p>- The recession plane angles should be reduced to provide more sunshineaccess than in Auckland, not the same, to take account of the coldertemperatures in Christchurch.</p>

				- Recession planes and setbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties. Recession plane angles should be reduced for those sites bordering sites narrower than the suggested standard of 15m.
273.7	Ian Chesterman	PC14	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
274.7	Robert Fleming	PC14	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
276.3	Steve Burns	PC14	Support	[Retain sunlight access provisions]
294.11	Chessa Crow	PC14	Seek Amendment	Seeks to have recession planes made LOWER than currently proposed (way, way lower)....for any builds happening next to any single-story residences.
295.2	Barry Newman	PC14	Oppose	+w[W]ould like the existing process of council and neighbour consent remain.
301.1	Shayne Andreasend	PC14	Seek Amendment	Restore the 35 degree southern boundary recession plane in the Medium Density Residential Standards rules, as even 50 degrees is too harsh for the Christchurch winter.
303.4	Bron Durdin	PC14	Seek Amendment	Amend height in relation to boundary rule in Medium Density Residential Zone so that adjacent sites receive year-round access to sunlight.
334.3	Michael Tyuryutikov	PC14	Oppose	Retain existing sunlight requirements for residential properties.
337.2	Anna Melling	PC14	Seek Amendment	That maximum heights be lowered to account for lower sun height further south.
342.6	Adrien Taylor	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
344.2	Luke Baker-Garters	PC14	Oppose	Removal of the city-wide sunlight access qualifying matter in its entirety
345.7	Monique Knaggs	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.
346.7	George Laxton	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
347.7	Elena Sharkova	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
350.5	Felix Harper	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
353.1	Roger Conroy	PC14	Oppose	[Seeks to oppose the proposed residential height in relation to boundary standard]
354.1	Waimāero Fendalton-Waimairi-Harewood Community Board	PC14	Support	[S]trongly supports the proposed recession planes.
361.4	James Gardner	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
362.5	Cynthia Roberts	PC14	Oppose	Opposes the Sunlight Access Qualifying Matter.

363.6	Peter Galbraith	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
364.10	John Reily	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
365.6	Andrew Douglas-Clifford	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
366.7	Olivia Doyle	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
367.18	John Bennett	PC14	Seek Amendment	That the recession plane angles be lowered to allow adequate sunlight into ground floor housing units on adjacent sites during mid winter.
370.7	Simon Fitchett	PC14	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
372.7	Julia Tokumaru	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
373.7	Mark Stringer	PC14	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
374.8	Michael Redepenning	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
375.8	Aidan Ponsonby	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
379.7	Indiana De Boo	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
381.6	Kate Gregg	PC14	Seek Amendment	If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and, that sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and that neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.
384.8	Christopher Seay	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
385.2	Claire Williams	PC14	Seek Amendment	[Seeks that] the recession planes for Christchurch should meet the Australian Standard.
387.8	Christopher Henderson	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
389.6	Emma Coumbe	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

391.8	Ezra Holder	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
392.8	Ella McFarlane	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
393.8	Sarah Laxton	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
394.7	Lesley Kettle	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
395.8	Emily Lane	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
403.1	David Krauth	PC14	Oppose	The submitter seeks that the existing building height restriction not be increased to 12 meters and that resource consents be required for all developments.
406.2	Michael Andrews	PC14	Support	Seek amendment to the height in relation to boundary rules to ensure ground floors get sunlight all year round.
409.2	Brett Morell	PC14	Seek Amendment	Retain access to sunlight in Belfast area (Planning Map 11), through restricting height of residential to single storey housing.
410.2	Teresa Parker	PC14	Oppose	[O]pposes allowing three storey buildings to be built in residential areas that will block sun for such significant parts of the year.
412.2	Luke Gane	PC14	Oppose	Oppose the Local Centre Intensification Precinct provisions at 8 Bletsoe Avenue. Retain as Medium Density Residential Zone only.
413.4	Caroline May	PC14	Oppose	Increased density / building height be located in the inner city and outer suburbs, not existing suburbs.
414.3	Jenene Parker	PC14	Seek Amendment	Maximum height limits for residential homes not interfere with sunlight access for neighbours.
415.11	Blake Thomas	PC14	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
416.8	Anake Goodall	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
417.2	Viso NZ Limited	PC14	Oppose	Seek amendment to 4m 60° recession plane.
425.4	Tom King	PC14	Seek Amendment	Consideration needs to be given and requirements increased for developers, as to the impact that high density housing and increased height will have on existing houses/ neighbours to minimise loss of privacy, sunlight and road congestion.
428.1	Sarah Wylie	PC14	Support	Support the changes to this standard
435.3	Madeleine Thompson	PC14	Oppose	[Oppose Medium Density Residential height in relation to boundary provisions]
440.2	Sandi Singh	PC14	Seek Amendment	Seek amendment to standard so that new recession planes apply for new builds, but existing recession planes apply to existing housing.

441.3	Robin Watson	PC14	Seek Amendment	Oppose changes to the Medium Density Residential Zone, concerned regarding loss of access to sunlight.
444.5	Joseph Corbett-Davies	PC14	Oppose	Delete the sunlight access qualifying matter
454.5	Steve Hanson	PC14	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.
469.3	Beverley Nelson	PC14	Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.
475.4	Rachel Sanders	PC14	Support	We are also in support of the Council's revision to the recession plane due to sunlight differences from Auckland arising from the different latitude.
477.5	Di Noble	PC14	Oppose	Oppose changes to height [and height in relation to boundary] limits in the residential zones.
485.3	John Buckler	PC14	Oppose	Change 45 St. Albans Street to a Medium Density Residential zone or preserve current sunlight.
491.1	Juliet Kim	PC14	Oppose	[S]upport[s] the application of Christchurch-specific sunlight access rules, but wants Christchurch to also have a maximum of 3 months/year of no sunlight to ground floor.
502.3	Kyri Kotzikas	PC14	Seek Amendment	Amend the height in relation to boundary recession plane to 45 degrees from 3m at the southern boundary. Allow non-compliances with this standard to be notified to adjacent properties.
503.2	Jamie Lang	PC14	Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.
504.6	Diane Gray	PC14	Seek Amendment	Seek amendment to the proposed residential setbacks to keep the existing setbacks as they are.
505.8	Jarred Bowden	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
507.2	Paul Young	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
507.6	Paul Young	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
510.3	Ewan McLennan	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
512.11	Harrison McEvoy	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
514.6	Ann Vanschevensteen	PC14	Oppose	The council drop the Sunlight Access Qualifying Matter.
515.7	Zachary Freiberg	PC14	Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.

516.9	Jessica Nimmo	PC14	Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.
517.7	Alex McNeill	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
518.7	Sarah Meikle	PC14	Seek Amendment	[That the Sunlight Access Qualifying Matter only applies to developments within the 4 Avenues]
519.11	James Carr	PC14	Seek Amendment	The new height limits and recession planes are still a considerable improvement over the current rules, it is still a watering-down of the MDRS.
519.18	James Carr	PC14	Oppose	[O]ppose the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
519.22	James Carr	PC14	Seek Amendment	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.
520.7	Amelie Harris	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] I seek that the council dropthis qualifying matter.
521.7	Thomas Garner	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] I seek that the council dropthis qualifying matter.
522.7	Lisa Smailes	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] I seek that the council dropthis qualifying matter.
523.8	Adam Currie	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
524.7	Daniel Tredinnick	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
525.7	Gideon Hodge	PC14	Oppose	That Council drops [the Sunlight Access] qualifying matter.
527.7	Kaden Adlington	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
528.6	Kelsey Clousgon	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
529.7	Daniel Carter	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
531.8	Claire Cox	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
532.7	Albert Nisbet	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
533.7	Frederick Markwell	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.

534.3	Donna Barber	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]eek[s] that the council drop this qualifying matter.
537.5	Matt Johnston	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
538.3	Barnaba Auia	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
539.3	Lucy Hayes	PC14	Oppose	Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
540.3	Ben Close	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
541.3	Amelia Hamlin	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]eek[s] that the council drop this qualifying matter.
542.3	Ben Helliwell	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.
544.3	David Davidson	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.
545.2	James Hoare	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]eek[s] that the council drop this qualifying matter.
547.3	Amanda Ng	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]eek that the council drop this qualifying matter.
548.3	Ethan Gullery	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
549.3	Tineek Corin	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]eek that the council drop this qualifying matter.
550.3	Sam Mills	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]eek that the council drop this qualifying matter.
551.3	Henry Seed	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
552.3	David Moore	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.

553.3	Josh Flores	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
554.3	Fraser Beckwith	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
555.3	James Cunniffe	PC14	Oppose	Seek that the Council remove the Sunlight Access Qualifying Matter
557.3	Peter Beswick	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
559.3	Mitchell Tobin	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
560.3	Reece Pomeroy	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
562.3	Rob McNeur	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
563.8	Peter Cross	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
565.9	Angela Nathan	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
566.8	Bruce Chen	PC14	Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.
567.9	Mark Mayo	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
568.9	Hazel Shanks	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
570.9	Christine Albertson	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
571.9	James Harwood	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
572.9	Yu Kai Lim	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
573.9	Jeff Louttit	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
574.9	Henry Bersani	PC14	Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter.
575.9	Jeremy Ditzel	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
576.11	Juliette Sargeant	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
577.10	James Robinson	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.

578.9	Jamie Dawson	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter
580.3	Darin Cusack	PC14	Seek Amendment	That the Sunlight Qualifying Matter be more conservative than proposed.
584.6	Claudia M Staudt	PC14	Seek Amendment	That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.
587.9	Ciaran Mee	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
588.9	David Lee	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
589.9	Krystal Boland	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
590.9	Todd Hartshorn	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter
591.9	Helen Jacka	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
594.5	Hao Ning Tan	PC14	Oppose	Seeks that the Council drops the Sunlight Access Qualifying Matter
595.3	Logan Sanko	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
596.3	Hayley Woods	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
597.3	Karl Moffatt-Vallance	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
598.3	Caleb Sixtus	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter.] [S]eek that the council drop this qualifying matter.
599.1	David Townshend	PC14	Oppose	[Delete Sunlight Access Qualifying Matter]
601.3	Jack Hobern	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
602.3	Devanh Patel	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.

603.3	Evan Ross	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
604.3	Daniel Morris	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
606.3	Alanna Reid	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
607.3	Mathew Cairns	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
608.3	Denisa Dumitrescu	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
610.3	Alexia Katisipis	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
611.3	Ailbhe Redmile	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
611.8	Ailbhe Redmile	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
612.3	Hamish McLeod	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
613.3	Noah Simmonds	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
614.3	Matthew Coulthurst	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
615.3	Analijia Thomas	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
616.3	Elizabeth Oquist	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
617.3	Tegan Mays	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
618.3	Lance Woods	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
619.3	Oscar Templeton	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
620.3	Izak Dobbs	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

623.3	Peter Dobbs	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter. Seek that the council drop this qualifying matter.
624.3	Daniel Scott	PC14	Oppose	[Opposes] the Sunlight Access Qualifying Matter. Seek that the council drop this qualifying matter.
628.3	Tom Crawford	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
632.3	Aimee Harper	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
633.3	James Dunne	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
634.3	Georgia Palmer	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
635.3	Suzi Chisholm	PC14	Oppose	Oppose Sunlight Access Qualifying Matter
635.6	Suzi Chisholm	PC14	Oppose	Oppose Sunlight Access Qualifying Matter
639.8	Rory Evans Fee	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
640.3	Steven Watson	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
641.3	Andrew Treadwell	PC14	Oppose	Seek[s] that the council drop the Sunlight Gain qualifying matter.
642.3	Sophie Harre	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
643.9	Keegan Phipps	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
644.6	Fay Brorens	PC14	Seek Amendment	The submitter supports higher density with no specific residential zone identified.
645.3	Laura McGill	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
646.7	Archie Manur	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
648.3	Brennan Hawkins	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
649.2	Peter Stanger	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.
650.3	Charlie Lane	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

651.3	Jess Green	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
652.3	Declan Cruickshank	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.
653.4	David McLauchlan	PC14	Seek Amendment	Review the recession plane angle to preserve the morning sun.
655.7	Daymian Johnson	PC14	Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter
656.7	Francesca Teague-Wytenburg	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council [remove] this qualifying matter.
658.8	Ben Thorpe	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
660.7	Bray Cooke	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
661.8	Edward Parkes	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
662.8	Bryce Harwood	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
673.9	Anne Ott	PC14	Seek Amendment	Amend the recession planes to ensure that they meet the Australian standard and ensure at least 2 hours of sunlight a day.
674.2	David Ott	PC14	Seek Amendment	Amend the recession planes to ensure that they meet the Australian standard and ensure at least 2 hours of sunlight a day.
676.6	Jack Gibbons	PC14	Seek Amendment	[amend b.iv, provisions applying to Local Centre Intensification Precincts] - Raise the height before setbacks kick in to 15m, and reduce those setbacks by 2m on each side.
676.7	Jack Gibbons	PC14	Seek Amendment	Add an option that reduces recession planes in the front 20m of the plot, in return for meeting larger shared yard and tree planting requirements.
679.3	Tony Dale	PC14	Seek Amendment	+s[S]upport changes to building heights, recession planes and set-backs to preserve access to sunlight in medium density zones. However, the Qualifying Matter should be more conservative to preserve sunlight to the same degree as is enjoyed under our current density rules.
685.35	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[M]ore restrictive recession planes should apply along the shared boundary [between MRZ and Residential Suburban, Residential Suburban Density Transition or Residential Hills zoned sites]
685.37	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	. Add a subclause to (b) reading, “the upper 50% of a gable roof, measured vertically”, with an appropriate illustration

685.38	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Amend subclause (b)(i) to: "A boundary with a road where the property boundary across the road is further than .
686.3	Robyn Thomson	PC14	Support	The sunlight access qualifying matter is retained
686.4	Robyn Thomson	PC14	Oppose	The exemptions for buildings greater than 12m in height are deleted
696.6	Terence Sissons	PC14	Support	Delete the waiver of QM re sunlight access for buildings over 12m.
698.3	Ann-Mary & Andrew Benton	PC14	Seek Amendment	<ul style="list-style-type: none"> • That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Plan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or • If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and, • That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and, • That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules <i>can</i> be notified of the required resource consents and to make submissions. • Any further or other decisions that achieve the outcomes sought by this submission, or are required as a consequence of the relief [sought].
710.4	Michelle Trusttun	PC14	Seek Amendment	[Seeks that] CCC widen its application of the sunlight qualifying matters to include the orientation of neighbouring heritage properties in established character areas and increase the set-back provisions from neighbouring northern boundaries in [Medium Density Residential Standards] areas
713.9	Girish Ramlugun	PC14	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
715.9	Sara Campbell	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council remove this qualifying matter.
717.9	Jonty Coulson	PC14	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
718.7	Gareth Holler	PC14	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
719.7	Andrew Cockburn	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.

720.11	Mitchell Coll	PC14	Seek Amendment	Seeks that the more restrictive recession plane be applied where a site abuts a lower density zone site boundary.
720.12	Mitchell Coll	PC14	Seek Amendment	Add a subclause to (b) reading, “ <i>the upper 50% of a gable roof, measured vertically</i> ”, with an appropriate illustration to remove ambiguity.
720.13	Mitchell Coll	PC14	Seek Amendment	Seeks to amend b(i) so that the recession plane applies to road boundaries where streets are narrow and a building close to the road can impact on the adjoining property's sunlight.
721.6	Ethan Pasco	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
722.3	Nick Leslie	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
724.4	Alan Murphy	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
733.8	Michael Hall	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
734.5	Marie Byrne	PC14	Seek Amendment	Increase the height threshold for sunlight recession minimums.
735.1	Paula Rowell	PC14	Oppose	Seeks that apartment blocks are not allowed in Merivale
738.7	Pim Van Duin	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
743.5	Matthew Gibbons	PC14	Seek Amendment	Removal of recessional planes and setbacks is good... Setbacks are not desirable. Hence 14.6.2.2.b should be removed. So should 14.6.2.2.c. iv A and B.
752.7	Amanda Smithies	PC14	Oppose	oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
753.9	Piripi Baker	PC14	Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
754.9	Alex Shaw	PC14	Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
762.10	New Zealand Institute of Architects Canterbury Branch	PC14	Support	[Supports] [s]unlight access qualifying matters
778.5	Mary O'Connor	PC14	Support	[Supports] the [retention of the] sunlight Qualifying Matter.
783.3	Roman Shmakov	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek[s] that the Christchurch City Council removes the details in sub-chapter 14.5.2.6 that enable this qualifying matter.

791.3	Marie Dysart	PC14	Support	Supports that the current proposal of the CCC sets lower recession planes on the south side of sites throughout the whole city, in order to reduce shading on properties to the south
808.3	Josh Garmonsway	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
832.7	Finn Jackson	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
834.76	Kāinga Ora – Homes and Communities	PC14	Oppose	14.5.2.6 – Height in relation to boundary, Delete the Sunlight Access qualifying matter and all associated provisions.
834.187	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete and replace with MDRS provision.
835.17	Historic Places Canterbury	PC14	Support	The submitter supports sunlight access being a qualifying matter in the medium density zone.
837.7	Sylvia Maclaren	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
839.7	Jacinta O'Reilly	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
840.6	Rosa Shaw	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
841.10	Jess Gaisford	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
843.7	Allan Taunt	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
844.7	Hayden Smythe	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
846.10	Lauren Bonner	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
847.9	Will Struthers	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
851.4	Robert Leonard Broughton	PC14	Seek Amendment	Seek amendment to the qualifying matter [make them more restrictive].
859.2	Ministry of Housing and Urban Development	PC14	Oppose	That the Sunlight Access Qualifying Matter is deleted
864.3	Douglas Corbett	PC14	Oppose	Opposes [buildings greater than] two storeys
870.15	Susanne Antill	PC14	Oppose	We totally oppose denser housing which will actually cut sunlight from residences
876.4	Alan Ogle	PC14	Seek Amendment	Seek amendment to the Sunlight Qualifying Matter to be more conservative than proposed.

876.23	Alan Ogle	PC14	Oppose	Oppose the recession plane rules for [MDRS].
876.26	Alan Ogle	PC14	Seek Amendment	Seek inclusion of provisions that consider the safety effects of increased shade and frost upon the cycleways and footpaths within the zone.
893.16	Susanne and Janice Antill	PC14	Oppose	Oppose denser housing which will actually cut sunlight from residences.
897.3	Evelyn Lalahi	PC14	Seek Amendment	[Modify recession planes to ensure sufficient sunlight and passive heating for neighbouring properties when 2-3 storeys developed next door]
901.2	John Hudson	PC14	Oppose	
903.38	Danne Mora Limited	PC14	Seek Amendment	Amend 14.5.2.6(a) to state: No part of any building shall project beyond a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3m above ground level along all boundaries. <u>W</u> here the boundary forms part of a legal right of way, entrance strip, access 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. Make it clearer what boundaries the recession planes are to apply to.
914.14	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Amend 14.5.2.6(a) to state: No part of any building shall project beyond a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3m above ground level along all boundaries. <u>W</u> here the boundary forms part of a legal right of way, entrance strip, access 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. Make it clearer what boundaries the recession planes are to apply to
918.7	Geoff Banks	PC14	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council maintain this qualifying matter.
1049.7	Dylan Lange	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks

Original Submission No	Submitter	Plan Change	Position	Decision Requested
23.1	Linda Barnes	PC14	Seek Amendment	[Increase minimum building setbacks]

38.3	Richard Bigsby	PC14	Seek Amendment	[Amend Rule 14.5.2.7.a.i to clarify how the exemption from the requirement to have a setback from rear boundaries applies to corner sites.]
89.9	Andrew Evans	PC14	Support	Retain Rule 14.5.2.7 Minimum building setbacks, in particular sub-clauses iii and iv.
134.5	Terry Blogg	PC14	Oppose	Oppose setbacks as proposed.
220.7	Martin Snelson	PC14	Seek Amendment	Increase setbacks
221.7	Cynthia Snelson	PC14	Seek Amendment	Increase setbacks
222.11	Deans Avenue Precinct Society Inc.	PC14	Oppose	Oppose any further reduction in setbacks
272.5	Caitriona Cameron	PC14	Seek Amendment	<p>The proposal should increase protection of sunlight access to maximise liveability features in new developments.</p> <ul style="list-style-type: none"> - The recession plane angles should be reduced to provide more sunshine access than in Auckland, not the same, to take account of the colder temperatures in Christchurch. - Recession planes and setbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties. Recession plane angles should be reduced for those sites bordering sites narrower than the suggested standard of 15m.
293.2	Exsto Architecture	PC14	Seek Amendment	That the strike out of the NIL text be removed in table clause iv of provision 14.5.2.7.
381.18	Kate Gregg	PC14	Seek Amendment	<p>That Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including:</p> <ul style="list-style-type: none"> - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage - outdoor living space requirements

				<ul style="list-style-type: none"> - minimum glazing facing the street - fencing - garaging and car ports - building separation <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow. If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>
383.1	Colin Dunn	PC14	Seek Amendment	[That] 2 and 3 level buildings [are required] to be more than 1 meter from the boundary
431.3	Sonia Bell	PC14	Seek Amendment	1m in from side and rear boundary is too small.
469.4	Beverley Nelson	PC14	Seek Amendment	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.
504.7	Diane Gray	PC14	Seek Amendment	Seek amendment to the proposed residential setbacks to keep the existing setbacks as they are.
519.24	James Carr	PC14	Seek Amendment	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.
653.1	David McLauchlan	PC14	Seek Amendment	Have a building setback of 11.5m from the road centre line.
673.10	Anne Ott	PC14	Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.
674.1	David Ott	PC14	Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.
679.4	Tony Dale	PC14	Support	I support changes to building heights, recession planes and set-backs to preserve access to sunlight in medium density zones. However, the Qualifying Matter should be more conservative to preserve sunlight to the same degree as is enjoyed under our current density rules.

684.5	Wayne Bond	PC14	Seek Amendment	[That] the wording of [a.iii] be amended by replacing “300mm” with “600mm”. Alternately the following could be added: “Where the eaves are between 300mm and 600mm wide fifty percent (50%) of the total eave area will be included in the building coverage calculation. Where eaves and roof overhangs exceed 600mm the 100% of those eaves or roof overhangs will be included in the building coverage calculation.”
685.39	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Add a further subclause to restrict garage doors to those that do not extend past the property boundary.
685.40	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	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.”
685.41	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Rewrite the rule [a.(iv)] 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.”
701.8	Ian McChesney	PC14	Seek Amendment	[S]etbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties.
710.1	Michelle Trusttum	PC14	Seek Amendment	Amend setback standard from north boundaries.
710.2	Michelle Trusttum	PC14	Seek Amendment	Increase yard setbacks to boundaries adjacent to historic and character area sites.
720.14	Mitchell Coll	PC14	Seek Amendment	Add a further subclause to 14.5.2.7 to restrict garage doors opening beyond a site boundary.
720.15	Mitchell Coll	PC14	Seek Amendment	Rewrite (a)(iv) to, “ <i>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.</i> ” [Amendment sought is for the 10 length to be changed to 6.2m]
734.3	Marie Byrne	PC14	Seek Amendment	[Seek] adding an interface between heritage properties and residential areas
743.6	Matthew Gibbons	PC14	Seek Amendment	Removal of recessional planes and setbacks is good... Setbacks are not desirable. Hence 14.6.2.2.b should be removed. So should 14.6.2.2.c. iv A and B.
829.5	Kiwi Rail	PC14	Support	Retain the identification of the NZ Rail Network as a qualifying matter.

829.9	Kiwi Rail	PC14	Seek Amendment	<p>Amend Rule 14.5.2.7 as follows:</p> <hr/> <p>14.5 Rules – Residential Medium Density Residential Zone</p> <p>14.5.2.7 Minimum building setbacks from internal boundaries and railway lines</p> <p>a. The minimum building setback from internal boundaries shall be:</p> <p>...</p> <p>vi. v. Buildings, balconies and decks on sites adjacent to or abutting a designated rail corridor</p> <p>4-5 metres from the rail corridor boundary</p>
834.66	Kāinga Ora – Homes and Communities	PC14	Oppose	<p>14.5.2.7 Setback from rail corridor</p> <p>Delete NZ Rail Network Interface Sites qualifying matter.</p>
834.188	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>14.5.2.7 – Building setbacks</p> <p>1. Retain clause (a)(i) and (ii) as notified.</p> <p>2. Amend clause(a)(iii) as follows:</p> <p>Only road boundary: Eaves, and roofoverhangs, and porches to a maximum of 300mm 600mm in width measured from the wall of a building and guttering up to 200mm in width.</p> <p>3. Amend clause (a)(iv) as follows: All other accessory buildings or garages, including garages [sic] that internally access a residential unit.</p>
842.32	Fire and Emergency	PC14	Oppose	<p>Amend as follows:</p> <p><i><u>Advice note:</u></i></p> <p><i><u>Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</u></i></p>
876.27	Alan Ogle	PC14	Seek Amendment	<p>Seek inclusion of provisions that consider the safety effects of increased shade and frost upon the cycleways and footpaths within the zone.</p>

877.29	Otautahi Community Housing Trust	PC14	Seek Amendment	<p>[Regarding 14.5.2.7]</p> <p>Retain clause (a)(i) and (ii) as notified.</p> <p>Amend clause(a)(iii) as follows:</p> <p>Only road boundary: Eaves, and roof overhangs, and porches to a maximum of 300mm 600mm in width measured from the wall of a building and guttering up to 200mm in width.</p> <p>Amend clause (a)(iv) as follows:</p> <p>All other accessory buildings or garages, including garages that internally access a residential unit.</p>
901.3	John Hudson	PC14	Oppose	
903.39	Danne Mora Limited	PC14	Seek Amendment	Amend 14.5.2.7(iv) to state that there is no setback.
914.15	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Amend 14.5.2.7(iv) to state that there is no setback.
1047.3	Anna McKenzie	PC14	Oppose	Opposes 1m building setback from boundaries in the suburbs.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.8 - Outlook space per unit

Original Submission No	Submitter	Plan Change	Position	Decision Requested
673.11	Anne Ott	PC14	Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.

685.42	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Add a further subclause to subclause (i) reading, “be contained within the property boundaries.”
685.43	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Rewrite the subclause [(i)(i)] 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
720.16	Mitchell Coll	PC14	Seek Amendment	1. Add a further subclause to clause (i) reading, “ <i>be contained within the property boundaries.</i> ”
720.17	Mitchell Coll	PC14	Seek Amendment	Rule 14.5.2.8 (i)(i) Outlook Space per Unit 1. Rewrite the subclause to, “ <i>be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room); and</i> ”
834.189	Kāinga Ora – Homes and Communities	PC14	Support	14.5.2.8 – Outlook space Retain the rule as notified.

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
30.7	Doug Latham	PC14	Seek Amendment	Amend Rule 14.5.2.9 'Street scene amenity and safety - fences' to revert to current provisions.
38.2	Richard Bigsby	PC14	Seek Amendment	[Amend 14.5.2.9-Street scene amenity and safety - fences] to allow for a fence of a greater height as a permitted activity, provided that visual transparency/interaction/engagement with the street is still achieved [, provide] concession for corner allotments, where sites have greater lengths of frontage [and] allow for a solid section of 1.8m tall fencing to be established to provide visual and acoustic privacy to living areas. [Seeks] that the existing fencing provisions are retained.

89.10	Andrew Evans	PC14	Seek Amendment	Seek amendment to 14.5.2.9 a. i. to require fence heights to be 1.8m (not 1.5m), or; Provide for 1.5m fencing height and amend to have 0.3m above this to be partially transparent.
381.19	Kate Gregg	PC14	Seek Amendment	That Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including: <ul style="list-style-type: none"> - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage - outdoor living space requirements - minimum glazing facing the street - fencing - garaging and car ports - building separation <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow. If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>
684.6	Wayne Bond	PC14	Seek Amendment	[That] "i" be removed, with "ii" [new i] amended as follows: Location will read "Road boundary"; Fence height standard will read "Access visibility spay area 1.0m. Balance boundary width 1.8m."
685.44	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Rewrite to "Any fencing provided shall meet the following standards, being themaximum permitted height above the minimum floor level."
685.45	Canterbury / Westland Branch	PC14	Seek Amendment	Rewrite the heading to "Fencing and Screening"

	of Architectural Designers NZ															
720.18	Mitchell Coll	PC14	Seek Amendment	<p>Rule 14.5.2.9 (a) - Street Scene Amenity and Safety - Fences</p> <p>Rewrite the rule to, “Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level.”</p> <p>Rewrite the rule heading to, “Fencing and Screening”.</p>												
814.156	Carter Group Limited	PC14	Oppose	Oppose Rule 14.5.2.9. Seek that this be deleted.												
823.125	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.												
834.190	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>14.5.2.9 - fencing [sic]</p> <p>Retain clause (iii) as notified. Delete clauses (i) and (ii) and replace with the following (Operative Plan rule and associated diagrams reinstated):</p> <table border="1" data-bbox="877 912 1591 1101"> <thead> <tr> <th></th> <th><u>Fence type</u></th> <th><u>standard</u></th> </tr> </thead> <tbody> <tr> <td><u>i</u></td> <td><u>Where at least 50% of the fence structure is</u></td> <td><u>1.8m</u></td> </tr> </tbody> </table> <table border="1" data-bbox="877 1156 1591 1481"> <tbody> <tr> <td></td> <td><u>visually transparent</u></td> <td></td> </tr> <tr> <td><u>ii</u></td> <td><u>Where less than 50% of the fence structure is visually transparent</u></td> <td><u>1.2m</u></td> </tr> </tbody> </table>		<u>Fence type</u>	<u>standard</u>	<u>i</u>	<u>Where at least 50% of the fence structure is</u>	<u>1.8m</u>		<u>visually transparent</u>		<u>ii</u>	<u>Where less than 50% of the fence structure is visually transparent</u>	<u>1.2m</u>
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14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street

Original Submission No	Submitter	Plan Change	Position	Decision Requested
55.4	Tobias Meyer	PC14	Support	Retain Rule 14.5.2.10 - Windows to street
89.11	Andrew Evans	PC14	Seek Amendment	Amend 14.5.2.10 b. to remove all mention of a single gable exclusion and replace to exclude all roof spaces.
89.26	Andrew Evans	PC14	Seek Amendment	Amend 14.5.2.10 a. to be 15% of street facing facade to be in glazing (proposed is 20%). or alternatively amend 14.5.2.10e to have concession to being 15% (proposed is 17.5%)
186.1	Bob Burnett	PC14	Oppose	Oppose requirement for 20% glazed area to street frontage in particular on southern facing housing.
235.1	Geordie Shaw	PC14	Seek Amendment	[That the standard allows more flexibility in acheiving the intent of the policies]
381.20	Kate Gregg	PC14	Seek Amendment	That Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including: - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage - outdoor living space requirements - minimum glazing facing the street - fencing

				<p>- garaging and car ports</p> <p>- building separation</p> <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow. If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>
519.13	James Carr	PC14	Seek Amendment	Seeks a visual connection rule be added to the zone.
673.12	Anne Ott	PC14	Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.
685.46	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Amend subclause (c) from 12m to 6m
685.47	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[Specify that t]he area is measured on the visible interior faces of walls.
685.48	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[That t]The area of measurement is more clearly defined, is it from finished floor level to finished ceiling level, or from ground level?
685.49	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	That the area calculation excludes any garage walls.
685.50	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Amend subclause (e) from 17.5% to 15%.
720.19	Mitchell Coll	PC14	Seek Amendment	<ol style="list-style-type: none"> 1. Amend subclause (c) from 12m to 6m 2. 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. 3. The area of measurement is more clearly defined, is it from finished floor level to finished ceiling level, or from ground level? 4. That the area calculation excludes any garage walls. This is the approach taken by, for example, the Selwyn District Council. 5. Amend subclause (e) from 17.5% to 15%.

762.17	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[Introduce Clause or amend proposed rule] to address thermal performance of windows, including overheating or loss of heat depending on the orientation.
762.19	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[Amend text to address spelling mistake on 14.5.2.10 e. i. “highter”]
762.22	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[A]dd clarification to the rule that the ‘single gable’ can apply to each street facing unit on the site. Consideration should also be given to allow mono pitch roofs of a reasonable slope 25+° (half gable roofs) to also be accommodated for in this rule.
834.191	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	14.5.2.10 – Windows to the street 1. Retain clauses (a)-(d) as notified. 2. Delete clause (e).
903.40	Danne Mora Limited	PC14	Seek Amendment	Amend 14.5.2.11 to ensure the term ‘road’ is identified as a definition.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.11 - Minimum unit size

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.192	Kāinga Ora – Homes and Communities	PC14	Support	Retain rule as notified.
914.16	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Amend 14.5.2.11 to ensure the term ‘road’ is identified as a definition.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.12 - Ground floor habitable room

Original Submission No	Submitter	Plan Change	Position	Decision Requested
293.3	Exsto Architecture	PC14	Seek Amendment	Amend the wording of clause (ii), provision 14.5.2.12 to 'shall have at least 50% of any ground floor area as habitable rooms'.
673.13	Anne Ott	PC14	Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.

814.157	Carter Group Limited	PC14	Oppose	Oppose Rule 14.5.2.12. Seek that this be deleted.
823.126	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.
834.193	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>14.5.2.12 – Ground floorhabitable room</p> <p>Amend the rule as follows:</p> <p>a. Any building that includes a residential unit shall:</p> <p>i. Where the residential unit fronts a road or public open space, unless built over a separate ground floor residential unit, have a habitable room located at ground floor level with a minimum internal dimension of 3 metres; and</p> <p>ii. Any residential unit shall have at least 50% of any ground floor area as habitable rooms.</p> <p><u>a. Where a residential unit fronts a road or public open space, it shall have a habitable room with a minimum internal dimension of 3 metres located at the ground floor level facing the frontage. This rule does not apply to upper-level units that are built over a separate ground floor residential unit; and</u></p> <p><u>b. Where the permitted height limit is over 11m (refer to Rule 14.5.2.3), a minimum of 50% of the ground floor area <u>across the site</u> shall be occupied by habitable spaces and/or indoor communal living space. This area may include pedestrian access to lifts, stairs, and foyers.</u></p> <p>c. This rule does not apply to residential units in a retirement village.</p>

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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30.9	Doug Latham	PC14	Seek Amendment	Amend Rule 14.5.2.13 'Service, storage, and waste management spaces' to reduce storage volumes required and/or allow bedroom & garage storage to be included.
89.12	Andrew Evans	PC14	Oppose	Seek to remove requirement for storage space.
112.4	Nikki Smetham	PC14	Support	[Retain minimum storage standard]
184.9	University of Canterbury	PC14	Support	Support in part. Concerned about the prescriptiveness of this rule and the potential for perverse, albeit unintentional, design outcomes for a development This is a similar concern with Rule 14.6.2.11(a)(ii) in the High Density Residential Zone
762.23	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[Amend rule to] clearly establish or define a minimum size for the 'garage' i.e. 5.5 x 3.1 for single car (as per current council guidelines) to allow for storage to be co-located in the garage by increasing its size to suit i.e. storage at the end of a garage.
798.11	Wolfbrook	PC14	Seek Amendment	Washing line space should not be a dedicated area if a fold down system is proposed.
798.12	Wolfbrook	PC14	Seek Amendment	Clarify Storage requirement
798.13	Wolfbrook	PC14	Seek Amendment	Amend waste management space requirement to be more flexible for communal bin areas and waste management plans.
814.158	Carter Group Limited	PC14	Oppose	Oppose 14.5.2.13. Seek that this be deleted.
834.194	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	14.5.2.13 - storage 1. Retain clause (a). 2. Delete clause (b). 3. Alternatively storage could be addressed as an assessment matter for developments of 4 or more units.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.14 - Water supply for fire fighting

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.195	Kāinga Ora – Homes and Communities	PC14	Not Stated	Neutral - no decision given
842.33	Fire and Emergency	PC14	Support	Retain Rule 14.5.2.14 - Water supply for firefighting as notified.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.15 - Garaging and carport building location

Original Submission No	Submitter	Plan Change	Position	Decision Requested
381.21	Kate Gregg	PC14	Seek Amendment	<p>That Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including:</p> <ul style="list-style-type: none"> - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage - outdoor living space requirements - minimum glazing facing the street - fencing - garaging and car ports - building separation <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow. If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>

798.18	Wolfbrook	PC14	Seek Amendment	Amend to control garaging on the street facing boundary only as that is the primary view.
814.159	Carter Group Limited	PC14	Oppose	Oppose Rule 14.5.2.15. Seek that this be deleted.
823.127	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.
834.196	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	14.5.2.15 – Garage location Amend the rule as follows: 14.5.2.15 garaging and carport building and parking area location When developing four or more residential units on a single site, where a residential unit fronts towards a road , any garage, or carport shall be located at least 1.2 metres behind the front façade of a residential unit.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.16 - Building reflectivity

Original Submission No	Submitter	Plan Change	Position	Decision Requested
685.51	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Amend subclause (a) from 30% to 45% LRV.
720.20	Mitchell Coll	PC14	Seek Amendment	1. Amend subclause (a) from 30% to 45% LRV.
834.197	Kāinga Ora – Homes and Communities	PC14	Oppose	14.5.2.16 – Building reflectivity; and RD29 Delete rule.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.17 - Location of outdoor mechanical ventilation

Original Submission No	Submitter	Plan Change	Position	Decision Requested
52.3	Gavin Keats	PC14	Seek Amendment	Amend 14.5.2.17 to require that noisy plants, such as heat pumps, hot water heat pumps, inverters be installed in an acoustically isolated plant room.
89.21	Andrew Evans	PC14	Oppose	Retain the current provisions.

685.52	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened.
720.21	Mitchell Coll	PC14	Seek Amendment	1. Amend subclause (a) to require outdoor units visible from the street to be screened.
762.24	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[Remove or re-write rule to clarify the intention with regard to aesthetics, acoustics or comfort]
814.160	Carter Group Limited	PC14	Oppose	Oppose Rule 14.5.2.17. Seek that this be deleted.
823.128	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.
834.97	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.
834.198	Kāinga Ora – Homes and Communities	PC14	Oppose	14.5.2.17 – Location of outdoor mechanical ventilation; And RD30 Delete the rule.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.18 - Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor

Original Submission No	Submitter	Plan Change	Position	Decision Requested
504.5	Diane Gray	PC14	Seek Amendment	Seek amendment to the proposed residential setbacks to keep the existing setbacks as they are.
805.7	Waka Kotahi (NZ Transport Agency)	PC14	Oppose	Delete the City Spine Transport Corridor Qualifying Matter.
814.161	Carter Group Limited	PC14	Oppose	Oppose Rule 14.5.2.18. Seek that this be deleted.
823.129	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.
834.96	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.
834.199	Kāinga Ora – Homes and Communities	PC14	Oppose	1. Delete the rule. 2. If land acquisition for public works is the intent, then Council should initiate a Notice of Requirement to designate the corridor.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone

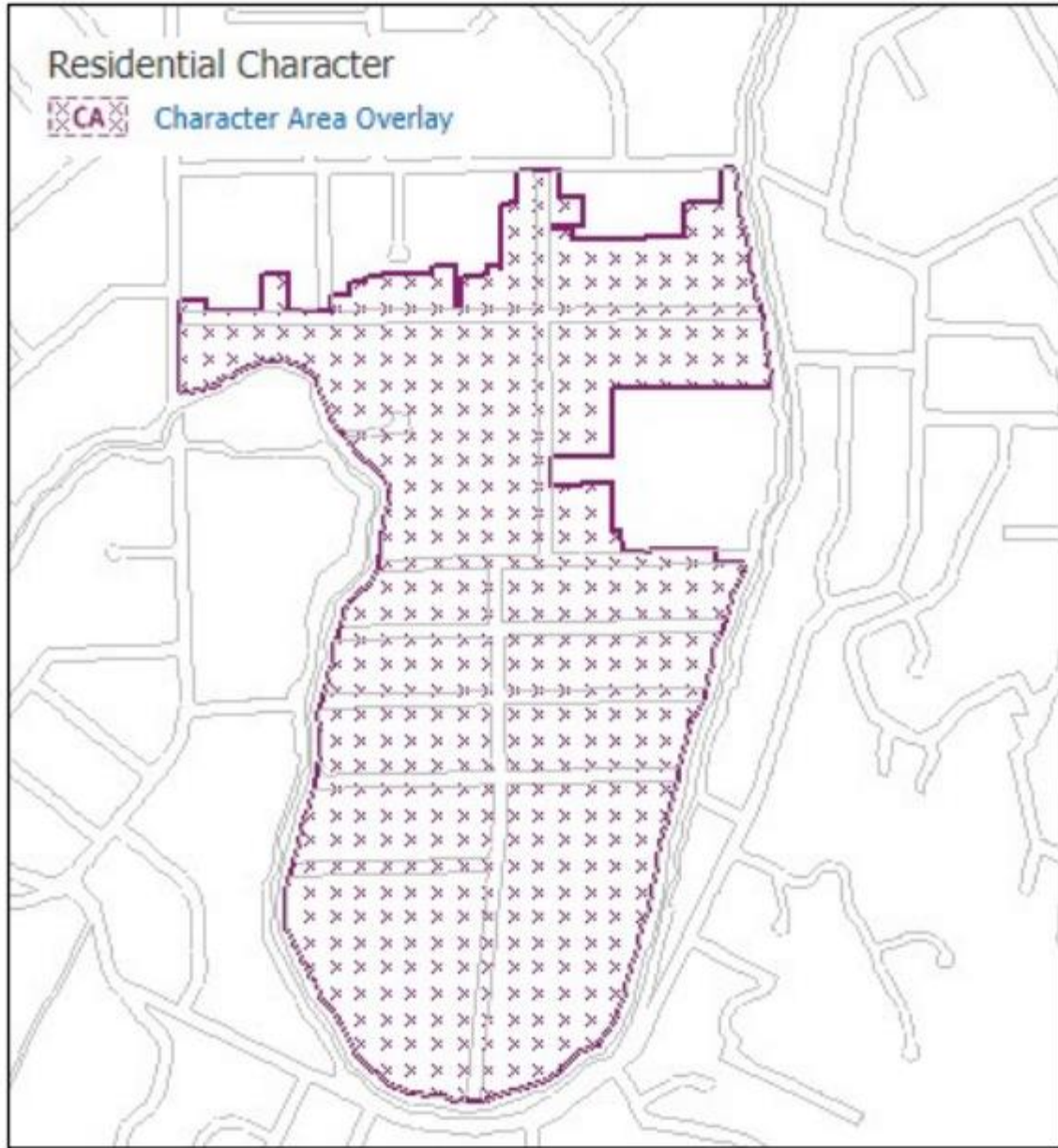
Original Submission No	Submitter	Plan Change	Position	Decision Requested						
1.1	Polly Grainger	PC14	Support	Seek that Bewdley Street and Evesham Crescent (Barrington) be added to the Residential Character Areas list.						
15.1	Martin Jones	PC14	Seek Amendment	Introduce either Residential Heritage Area or Residential Character Area over Cashmere View Street. Resource consent should be required for any residential development.						
18.1	Rex Drummond	PC14	Seek Amendment	Resource consent should be required for any development within a Residential Character Area.						
25.1	Christine Parkes	PC14	Seek Amendment	That the area of Cashmere View St, Fairview St and nearby Ashgrove Tce be made a suburban character area. That resource consent be required before ANY development can proceed.						
41.1	Sharina Van Landuyt	PC14	Support	Support[s] the proposal to include Ryan Street within a Residential Character Area.						
41.2	Sharina Van Landuyt	PC14	Oppose	Oppose[s] Ryan Street being designated as a medium density residential zone.						
92.3	Andrew Laurie	PC14	Seek Amendment	The area near and including Ashgrove Tce, Fairview St and Cashmere View St should be a Heritage Value Residential Character zone, and a resource consent should be required before any development can proceed.						
117.1	Ian Tinkler	PC14	Support	It is important that Christchurch be developed in a sustainable way.						
121.7	Cameron Matthews	PC14	Oppose	Request removal of the Cashmere [Character Areas]: (Hackthorn Road), Beckenham Loop, Roker and Penrith [streets].						
128.3	Sulekha Korgaonkar	PC14	Support	Retain Ryan Street as a residential character area and the provisions that maintain the streets character.						
437.6	David Allan	PC14	Seek Amendment	[Supports] the preservation of character areas						
665.5	Lawrence & Denise May	PC14	Seek Amendment	[That the following proposed changes are adopted]: Proposed Rules (Medium Density Residential Zone) <table border="1" data-bbox="787 1331 1858 1485"> <thead> <tr> <th>Activity Status</th> <th>Activity within a Character Area Overlay</th> <th>Activity if not in a Character Area Overlay</th> </tr> </thead> <tbody> <tr> <td>Permitted</td> <td>Within any Character Area Overlay, the interior conversion of</td> <td>No equivalent rule – no density limit</td> </tr> </tbody> </table>	Activity Status	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay	Permitted	Within any Character Area Overlay, the interior conversion of	No equivalent rule – no density limit
Activity Status	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay								
Permitted	Within any Character Area Overlay, the interior conversion of	No equivalent rule – no density limit								

					an existing residential unit into two residential units.		
				Controlled	<p>In a Character Area Overlay,</p> <p>a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is:</p> <p>i. less than 5 metres in height; and</p> <p>ii. meets the built form standards applicable to the Character Area Overlay within which it is located.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p>		
				Restricted Discretionary	Residential units in the Character Area Overlay that do not meet Rule 14.5.3.2.7 –Number of residential units per site – maximum of 2 residential units per site.	No density limit.	
				Restricted Discretionary	<p>Within a Character Area Overlay:</p> <p>a. The demolition or removal of a building greater than 30m² on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development.</p>		

				<p>b. This rule does not apply:</p> <p>i. where 14.5.3.1.2 C1 applies.</p> <p>ii. to fences that meet the applicable built form standard 14.5.3.2.12 for that Character Area;</p> <p>iii. to accessory buildings that are less than 30m² and located to the rear of the main residential unit on the site and are less than 5 metres in height; iv. to fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space.</p> <p>c. Activities that do not meet Built Form standard 14.5.3.2.6. d. Any application arising from this rule shall not be limited or publicly notified.</p>		
				<p>Building height controls (dependent on the area, but the current Character Areas have 7m and 5.5 height limits proposed)</p>	In most places, 11 metres	
				<p>Character Areas have a range of other special limits on built form, dependent on the values of that particular Character Area, including:</p> <ul style="list-style-type: none"> - the width of building frontages - landscaping 		

				<ul style="list-style-type: none"> - setbacks (larger than typical) - building coverage - outdoor living space requirements - minimum glazing facing the street - fencing - garaging and car ports - building separation <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow.</p> <p>If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>		
745.5	Richmond Residents and Business Association (We are Richmond)	PC14	Support	Seek that SAMS and Suburban Character Areas are retained.		
751.67	Christchurch City Council	PC14	Seek Amendment	Add an Area-Specific sub-section to the sub-chapter (14.5.3), incorporating all Riccarton Bush Interface Area controls, as follows:- Building height of 8m (removing this from 14.5.2.3.v);- Site density of 450m ² - Number of residential units limited to two;- Site coverage of 35%;- Building setbacks: 4.5m for front boundary; 3m side boundaries. [Refer to ATTACHMENT 46].		

769.10	Megan Power	PC14	Seek Amendment	[Amend] Planning Map 46 : Amend the extent of the proposed Beckenham Character Area to match the operative District Plan extent and include all sites within the operative extent within the Character Area, as shown in Map 1 and Map 2 [of the submission].
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Map 1: Extract from online planning map, operative District Plan, 12 May 2023, Christchurch City Council. Beckenham Character Area.



Map 2: Extract from pdf Planning Map 46, operative District Plan, 12 May 2023, Christchurch City Council. Beckenham Character Area.

770.2	Robert Smillie	PC14	Support	[S]upport[s] the making of Ryan Street into a 'character' [area] and thereby give it some protections.
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14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone > 14.5.3.1 - Area-specific activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested									
123.1	Murray Walsh	PC14	Seek Amendment	<p>Introduce a resource consent requirement as a restricted discretionary activity to help us better protect Character Areas. The following rules are proposed:</p> <p>Proposed Rules (Medium Density Residential Zone)</p> <table border="1"> <thead> <tr> <th>Activity Status</th> <th>Activity within a Character Area Overlay</th> <th>Activity if not in a Character Area Overlay</th> </tr> </thead> <tbody> <tr> <td>Permitted</td> <td>Within any Character Area Overlay, the interior conversion of an existing residential unit into two residential units.</td> <td>No equivalent rule – no density limit</td> </tr> <tr> <td>Controlled</td> <td> <p>In a Character Area Overlay,</p> <p>a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is:</p> <p>i. less than 5 metres in height; and</p> <p>ii. meets the built form standards applicable to the Character Area Overlay within which it is located.</p> </td> <td></td> </tr> </tbody> </table>	Activity Status	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay	Permitted	Within any Character Area Overlay, the interior conversion of an existing residential unit into two residential units.	No equivalent rule – no density limit	Controlled	<p>In a Character Area Overlay,</p> <p>a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is:</p> <p>i. less than 5 metres in height; and</p> <p>ii. meets the built form standards applicable to the Character Area Overlay within which it is located.</p>	
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					b. Any application arising from this rule shall not be limited or publicly notified.		
				Restricted Discretionary	Residential units in the Character Area Overlay that do not meet Rule 14.5.3.2.7 – Number of residential units per site – maximum of 2 residential units per site.	No density limit.	
				Restricted Discretionary	<p>Within a Character Area Overlay:</p> <p>a. The demolition or removal of a building greater than 30m² on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development.</p> <p>b. This rule does not apply:</p> <p>i. where 14.5.3.1.2 C1 applies.</p> <p>ii. to fences that meet the applicable built form standard 14.5.3.2.12 for that Character Area;</p> <p>iii. to accessory buildings that are less than 30m² and located to the rear of the main residential unit on the site and are less than 5 metres in height; iv. to fences that are</p>		

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

				<p>- garaging and car ports</p> <p>- building separation</p> <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow.</p> <p>If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>								
242.20	Property Council New Zealand	PC14	Seek Amendment	<p>In broad terms, we are comfortable with the proposed intention of introducing resource consent requirements as a restricted discretionary activity to help protect Character Areas. However, given the scale of the proposal and introduction of 11 new residential heritage areas, we wish to highlight the importance of ensuring that Christchurch has sufficient development capacity. This can be achieved through enabling and encouraging greater height and density within high density zone precincts, town centres and metropolitan centres.</p>								
698.4	Ann-Mary & Andrew Benton	PC14	Seek Amendment	<p>In recognition of the status of a Qualifying Matter, ... propose introducing a resource consent requirement as a restricted discretionary activity... Subdivision will also be more restrictive, depending on the zone and area...</p> <p>Rules for the Character Areas will differ depending on the character values of each area, as well as the District Plan zone in which the character area is located. The character values that are already being used to assess any development designs submitted... are proposed to remain the same.</p> <p>Proposed Rules (Medium Density Residential Zone)</p> <table border="1"> <thead> <tr> <th>Activity Status</th> <th>Activity within a Character Area Overlay</th> <th>Activity if not in a Character Area Overlay</th> </tr> </thead> <tbody> <tr> <td>Permitted</td> <td>Within any Character Area Overlay, the interior</td> <td>No equivalent rule – no density limit</td> </tr> </tbody> </table>			Activity Status	Activity within a Character Area Overlay	Activity if not in a Character Area Overlay	Permitted	Within any Character Area Overlay, the interior	No equivalent rule – no density limit
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				<p>associated with that development.</p> <p>b. This rule does not apply:</p> <p>i. where 14.5.3.1.2 C1 applies.</p> <p>ii. to fences that meet the applicable built form standard 14.5.3.2.12 for that Character Area;</p> <p>iii. to accessory buildings that are less than 30m² and located to the rear of the main residential unit on the site and are less than 5 metres in height; iv. to fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space.</p> <p>c. Activities that do not meet Built Form standard 14.5.3.2.6.</p> <p>d. Any application arising from this rule shall not be limited or publicly notified.</p>		
				Building height controls (dependent on the area, but the current Character Areas have 7m and 5.5 height limits proposed)	In most places, 11 metres	
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				<p>of that particular Character Area, including:</p> <ul style="list-style-type: none"> - the width of building frontages - landscaping - setbacks (larger than typical) - building coverage - outdoor living space requirements - minimum glazing facing the street - fencing - garaging and car ports - building separation <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow.</p> <p>If these rules are not met, resource consent is needed (restricted discretionary activity status).</p>	
				Proposed Subdivision Rules	

				<table border="1"> <tr> <td></td> <td>Activity within a Character Area Overlay</td> <td>Activity if not in a Character Area Overlay</td> </tr> <tr> <td></td> <td>Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the underlying Zone requirement.</td> <td>400m2 proposed for the Medium Density Residential Zone or 300m2 proposed for the High Density Residential Zone</td> </tr> <tr> <td></td> <td>In High Density Zone – 400m2.</td> <td></td> </tr> </table>		Activity within a Character Area Overlay	Activity if not in a Character Area Overlay		Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the underlying Zone requirement.	400m2 proposed for the Medium Density Residential Zone or 300m2 proposed for the High Density Residential Zone		In High Density Zone – 400m2.	
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	Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the underlying Zone requirement.	400m2 proposed for the Medium Density Residential Zone or 300m2 proposed for the High Density Residential Zone											
	In High Density Zone – 400m2.												
877.7	Otautahi Community Housing Trust	PC14	Seek Amendment	Delete the Residential Heritage Area qualifying matter and any proposed provisions.									
877.11	Otautahi Community Housing Trust	PC14	Seek Amendment	<p>Delete all new or extended character areas as qualifying matters.</p> <p>For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1.</p> <p>Delete all new built form standards for character areas.</p> <p>14.5.3.2.3 Building height – Character Area Overlays, and</p> <p>14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p>									

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone > 14.5.3.1 - Area-specific activities > 14.5.3.1.1 - Area-specific permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.26	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
70.4	Paul Wing	PC14	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.

834.38	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p>
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14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone > 14.5.3.1 - Area-specific activities > 14.5.3.1.2 - Area-specific controlled activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested								
769.3	Megan Power	PC14	Seek Amendment	<table border="1"> <thead> <tr> <th></th> <th>Location</th> <th>Controlled activity</th> <th>The matters over which Council reserves its control:</th> </tr> </thead> <tbody> <tr> <td>C1</td> <td>Character Area Overlay</td> <td> <p>a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is:</p> <ul style="list-style-type: none"> i. less than 5 metres in height; and ii. meets the built form standards applicable to the Character Area Overlay within which it is located. <p>b. Any application arising from this rule shall not be limited or publicly notified.</p> <p><u>c. This rule does not apply to:</u></p> <ul style="list-style-type: none"> <u>i. rear sites or those located on private lanes in the Beckenham Character Area.</u> </td> <td> <p>a. Character Area Overlay – 14.15.27</p> </td> </tr> </tbody> </table> <p>Add bold underlined text as shown above.</p>		Location	Controlled activity	The matters over which Council reserves its control:	C1	Character Area Overlay	<p>a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is:</p> <ul style="list-style-type: none"> i. less than 5 metres in height; and ii. meets the built form standards applicable to the Character Area Overlay within which it is located. <p>b. Any application arising from this rule shall not be limited or publicly notified.</p> <p><u>c. This rule does not apply to:</u></p> <ul style="list-style-type: none"> <u>i. rear sites or those located on private lanes in the Beckenham Character Area.</u> 	<p>a. Character Area Overlay – 14.15.27</p>
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				<p>"This rule does not apply to: rear sites or those located on private lanes in the Beckenham Character Area."</p> <p>Please note: The amendments sought that relate to “rear sites or those located on private lanes in the Beckenham Character Area” are provided in the context of the retention of the operative extent of the Beckenham Character Area, i.e. all rear sites and those located on private lanes are now and will be in the future included in the Beckenham Character Area boundary</p>
834.39	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>C1 Character Area Overlays - new residential units to the rear.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p>
1003.15	Melissa Macfarlane	PC14	Seek Amendment	<p>Reinstate Rule 14.5.3.1.2(C1) as per the Operative Plan. Alternatively, amend this rule so that alterations or additions to existing dwellings and other buildings, and the erection of new buildings less than 30m² and fences and walls are all classified as controlled activities. New dwellings and accessory buildings over 30m² would be RDIS.</p>

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone > 14.5.3.1 - Area-specific activities > 14.5.3.1.3 - Area-specific restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
81.7	Vivien Binney	PC14	Seek Amendment	Amend proposed provisions for areas set for intensification in suburban areas by limiting them to two units per site.
98.2	Hilton Smith	PC14	Seek Amendment	<i>[Re: Character Areas]</i> Proposes to introduce a resource consent requirement as a restricted discretionary activity.
99.2	Ezzie Smith	PC14	Not Stated	<i>[Re: Character Areas]</i> Proposes to make development in character areas a restricted discretionary activity.

124.2	Deborah BROWN	PC14	Seek Amendment	[In relation to character areas] that resource consents are required before any development can proceed.
125.2	Simon BROWN	PC14	Seek Amendment	[In relation to character areas] that resource consents are required before any development can proceed.
126.2	Chris Wells	PC14	Seek Amendment	[In relation to character areas] that resource consents are required before any development can proceed.
127.1	Michael Fisher	PC14	Seek Amendment	Amend rule 14.5.3.1.3 RD14 (b) iii by removing the location requirement for accessory buildings to the rear of the main residential unit. <i>This rule does not apply:</i> <i>iii. to accessory buildings that are less than 30m2 and located to the rear of the main residential unit on the site and are less than 5 metres in height;</i>
193.19	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	Retain RD15 as proposed
751.72	Christchurch City Council	PC14	Seek Amendment	[In RD15]: <ol style="list-style-type: none"> 1. Amend a. so that it reads: Matters of discretion for the applicable specifically relevant built form standards in Rule 14.15. 2. Amend c. so that it reads: Matters of Discretion for new buildings and alterations to buildings in Residential Heritage Areas. 3. Reorder so that MOD c. becomes a. and vice versa.

769.4	Megan Power	PC14	Seek Amendment	<p>Amend as shown in bold underlined text below.</p> <table border="1" data-bbox="863 180 1772 802"> <thead> <tr> <th data-bbox="863 180 1474 277">Activity/Area</th> <th data-bbox="1474 180 1772 277">The Council's discretion shall be limited to the following matters:</th> </tr> </thead> <tbody> <tr> <td data-bbox="863 277 1474 802"> RD14 Within a Character Area Overlay: a. The demolition or removal of a building greater than 30m² 36m² on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development. b. This rule does not apply: i. where 14.5.3.1.2 C1 applies. ii. to fences that meet the applicable built form standard 14.5.3.2.12 for that Character Area; iii. to accessory buildings that are less than 30m² and located to the rear of the main residential unit on the site and are less than 5 metres in height; iv. to fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space. </td> <td data-bbox="1474 277 1772 802"> Character Area Overlay - Rule 14.15.27 </td> </tr> </tbody> </table> <p>Amend 30sqm to 36sqm</p>	Activity/Area	The Council's discretion shall be limited to the following matters:	RD14 Within a Character Area Overlay: a. The demolition or removal of a building greater than 30m² 36m² on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing buildings, accessory buildings, fences and walls associated with that development. b. This rule does not apply: i. where 14.5.3.1.2 C1 applies. ii. to fences that meet the applicable built form standard 14.5.3.2.12 for that Character Area; iii. to accessory buildings that are less than 30m ² and located to the rear of the main residential unit on the site and are less than 5 metres in height; iv. to fences that are located on a side or rear boundary of the site, except where that boundary is adjacent to a public space.	Character Area Overlay - Rule 14.15.27
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814.151	Carter Group Limited	PC14	Oppose	Oppose Rule 14.5.3.1.3. Seek that this is deleted.				
814.163	Carter Group Limited	PC14	Oppose	Oppose 14.5.3.1.3 RD15 Seeks that this be deleted.				
823.216	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Rule 14.5.3.1.3 Area-specific restricted discretionary activities.				

834.40	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>14.5.3.1.3, RD6, RD14 Area specific rules and characteroverlays.</p> <p>1. Delete all new or extended characterareas as qualifying matters andundertake further analysis todetermine the exact values of theresources that the Council seeks tomanage in the District Plan.</p> <p>2. For existing character areas retainthe controlled activity status for newbuildings that exists in the OperativePlan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height –Character Area Overlays, and14.5.3.2.5 – 14.5.3.2.14 Built formrules – Character Area Overlays.</p> <p>3. In the event that the Character Areaqualifying matter remains, explicitprovision is sought for the ability todevelop Papakāinga/KāingaNohoanga, noting that localRūnanga have purchased the formerLyttelton West School Site.</p>
1003.16	Melissa Macfarlane	PC14	Seek Amendment	Amend Rule 14.5.3.1.3 RD14 sothat it only applies to thedemolition or removal orrelocation or erection of abuilding greater than 30m2. The proposed exclusions wouldstill need to apply, except whererequired to meet the above
1048.26	Cameron Matthews	PC14	Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas, including, but not limited to, [Rule] 14.5.3.1.3 Area-specific restricted discretionary activities.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone > 14.5.3.2 - Area-specific built form standards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
255.4	William Bennett	PC14	Seek Amendment	<ul style="list-style-type: none"> That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Pan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or, If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential.
519.7	James Carr	PC14	Seek Amendment	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in theseareas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.

630.4	Murray Cullen	PC14	Support	[Retain]the proposed Area-specific built form standards that apply to theBeckenham Character Area.
630.5	Murray Cullen	PC14	Seek Amendment	[Consider]some fine tuning of the development rules for the Character Area.
773.4	Beckenham Neighbourhood Association Inc	PC14	Support	[Retain] the proposed Area-specific built form standards that apply to the Beckenham Character Area.
773.5	Beckenham Neighbourhood Association Inc	PC14	Seek Amendment	[Consider] some fine tuning of the development rules for the Character Area could be considered. For example, the proposed building setback from the street (8 m), minimum building width facing the street (10 m), and minimum building floor area (150 m2) are sometimes larger than equivalent measurements on original character bungalows (at least in our area) whose general street scene these rules seek to protect.
834.42	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>14.5.3.2.5 – 14.5.3.2.14 Builtform rules – Character AreaOverlays.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p>
877.10	Otautahi Community Housing Trust	PC14	Support	<p>Delete all new or extended character areas as qualifying matters.</p> <p>For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1.</p> <p>Delete all new built form standards for character areas.</p> <p>14.5.3.2.3 Building height – Character Area Overlays, and</p> <p>14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p>

1048.27	Cameron Matthews	PC14	Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas, including, but not limited to, [Rule] 14.5.3.1.3 Area-specific built form standards.
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14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone > 14.5.3.2 - Area-specific built form standards > 14.5.3.2.3 - Building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested									
127.2	Michael Fisher	PC14	Oppose	Retain current 8 metre height limit in the Beckenham character area.									
751.74	Christchurch City Council	PC14	Seek Amendment	Remove the sub-points under "a" and use the table to direct height control.									
762.21	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[Amend and reword clause] to enable new development to be in fitting with their immediate street neighbours.									
769.5	Megan Power	PC14	Seek Amendment	<p>Amend 14.5.4.6.3 to include text shown as bold and underlined</p> <p>Beckenham (Rear sites and those located on private lanes) - 7m</p> <p>14.5.3.2.3 Building height</p> <table border="1"> <thead> <tr> <th></th> <th>Area</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>iv.</td> <td>Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham (<u>street frontage sites</u>), Therese, Piko and Evesham/Bewdley Character Areas</td> <td>5.5 metres</td> </tr> <tr> <td>v.</td> <td><u>Beckenham (rear sites and those located on private lanes)</u></td> <td><u>7 metres</u></td> </tr> </tbody> </table> <p><i>Note: Subsequent amendment to numbering may be required</i></p>		Area	Standard	iv.	Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham (<u>street frontage sites</u>), Therese, Piko and Evesham/Bewdley Character Areas	5.5 metres	v.	<u>Beckenham (rear sites and those located on private lanes)</u>	<u>7 metres</u>
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v.	<u>Beckenham (rear sites and those located on private lanes)</u>	<u>7 metres</u>											
814.164	Carter Group Limited	PC14	Oppose	Oppose Rule 14.5.3.2.3. Seek that this rule be deleted.									
823.131	The Catholic Diocese of Christchurch	PC14	Oppose	Delete rule insofar as it refers to Heritage areas.									

834.41	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>14.5.3.2.3 Building height - Character Area Overlays</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p>
1003.9	Melissa Macfarlane	PC14	Seek Amendment	Amend Rule 14.5.3.2.3(b)(v)(b) to enable 2 storey buildings.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone > 14.5.3.2 - Area-specific built form standards > 14.5.3.2.6 - Landscaped areas for select areas

Original Submission No	Submitter	Plan Change	Position	Decision Requested
89.5	Andrew Evans	PC14	Oppose	Oppose the proposed provision 14.5.2.2c-e Landscaped area and tree canopy cover.
769.6	Megan Power	PC14	Seek Amendment	<p>Amend to remove bold, strike through text</p> <p>ii. Within the Character Area Overlay for all activities:</p> <p>B. A landscaping strip with a minimum width of 2.1 metres shall be planted along the rear boundary, and shall include trees that will grow to a minimum height of 6–8 metres.</p>

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone > 14.5.3.2 - Area-specific built form standards > 14.5.3.2.7 - Number of residential units per site

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.165	Carter Group Limited	PC14	Oppose	Oppose Rule 14.5.3.2.7. Seek that this rule be deleted.
823.132	The Catholic Diocese of Christchurch	PC14	Oppose	Delete the rule insofar as it refers to Heritage areas.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone > 14.5.3.2 - Area-specific built form standards > 14.5.3.2.8 - Setbacks

Original Submission No	Submitter	Plan Change	Position	Decision Requested
127.3	Michael Fisher	PC14	Seek Amendment	Include extra provision point to rule 14.5.2.3.8 (a) i. as number 3. 3. except where adjacent residential units are closer to the front boundary.
127.4	Michael Fisher	PC14	Seek Amendment	That provision rules 14.5.3.2.8 (a) ii and 14.5.3.2.8 (a) iii with regard to side and rear setbacks be changed to 1 metre within the Beckenham Character area.
205.12	Addington Neighbourhood Association	PC14	Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.
751.73	Christchurch City Council	PC14	Seek Amendment	Change wording [of i.] to: <u>8 metres, or 6 metres where existing house or garage is proposed to be relocated forward on the site.</u>

769.7	Megan Power	PC14	Seek Amendment	<table border="1"> <thead> <tr> <th data-bbox="856 110 919 159"></th> <th data-bbox="919 110 1083 159">Setback</th> <th data-bbox="1083 110 1852 159">Area and setback distance</th> </tr> </thead> <tbody> <tr> <td data-bbox="856 159 919 548">i.</td> <td data-bbox="919 159 1083 548">Front</td> <td data-bbox="1083 159 1852 548"> <p>A. Within the Heaton, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Therese and Piko Character Areas:</p> <ol style="list-style-type: none"> 1. 8 metres, 2. except that where any existing residential unit on the site was built prior to 1945 and is to be relocated within the site, it can be located 6m from the front boundary. <p><u>3. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.</u></p> </td> </tr> <tr> <td data-bbox="856 548 919 896">ii.</td> <td data-bbox="919 548 1083 896">Side</td> <td data-bbox="1083 548 1852 896"> <p>G. Within the Beverley, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham and Piko Character Areas:</p> <ol style="list-style-type: none"> 1. 2 metres on one side and 3 metres on the other. <p><u>2. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.</u></p> <p><u>3. This rule does not apply to single storey accessory buildings less than 30m² size located to the rear of sites</u></p> </td> </tr> <tr> <td data-bbox="856 896 919 1156">iii.</td> <td data-bbox="919 896 1083 1156">Rear</td> <td data-bbox="1083 896 1852 1156"> <p>J. Within the Heaton, Beverley, Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Bewdley, Roker and Piko Character Areas</p> <ol style="list-style-type: none"> 1. 3 metres. <p><u>2. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.</u></p> </td> </tr> </tbody> </table> <table border="1"> <tr> <td data-bbox="856 1286 919 1409"></td> <td data-bbox="919 1286 1083 1409"></td> <td data-bbox="1083 1286 1852 1409"> <p><u>3. This rule does not apply to single storey accessory buildings less than 30m² size located to the rear of sites</u></p> </td> </tr> </table>		Setback	Area and setback distance	i.	Front	<p>A. Within the Heaton, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Therese and Piko Character Areas:</p> <ol style="list-style-type: none"> 1. 8 metres, 2. except that where any existing residential unit on the site was built prior to 1945 and is to be relocated within the site, it can be located 6m from the front boundary. <p><u>3. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.</u></p>	ii.	Side	<p>G. Within the Beverley, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham and Piko Character Areas:</p> <ol style="list-style-type: none"> 1. 2 metres on one side and 3 metres on the other. <p><u>2. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.</u></p> <p><u>3. This rule does not apply to single storey accessory buildings less than 30m² size located to the rear of sites</u></p>	iii.	Rear	<p>J. Within the Heaton, Beverley, Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Bewdley, Roker and Piko Character Areas</p> <ol style="list-style-type: none"> 1. 3 metres. <p><u>2. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.</u></p>			<p><u>3. This rule does not apply to single storey accessory buildings less than 30m² size located to the rear of sites</u></p>
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				Amend to 14.9.1 to exclude Rear Sites or those located on private lanes in the Beckenham Character Area.
814.166	Carter Group Limited	PC14	Oppose	Oppose Rule 14.5.3.2.8. Seek that this rule be deleted.
823.133	The Catholic Diocese of Christchurch	PC14	Oppose	Delete the rule insofar as it refers to Heritage areas.
1003.8	Melissa Macfarlane	PC14	Seek Amendment	Amend rule 14.5.3.2.8 (b)(i) to apply a minimum 6m setback for all buildings.
1003.10	Melissa Macfarlane	PC14	Seek Amendment	Amend Rule 14.5.3.2.8(c)(ii) so that it only applies to residential dwellings and not accessory buildings. Accessory buildings will need to comply with the standard zone provisions for boundary setbacks.
1036.2	Emily Arthur	PC14	Seek Amendment	Remove the mandatory 1m from one boundary and 3m from the other on new builds. Allow houses to be built closer than 1m or 3m from property boundaries if that was the way the one being removed was constructed.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone > 14.5.3.2 - Area-specific built form standards > 14.5.3.2.9 - Building coverage

Original Submission No	Submitter	Plan Change	Position	Decision Requested
127.5	Michael Fisher	PC14	Seek Amendment	That provision rule 14.5.3.2.9 (a) be amended to 50% maximum building coverage.
814.167	Carter Group Limited	PC14	Oppose	Oppose Rule 14.5.3.2.9. Seek that this be deleted.
823.135	The Catholic Diocese of Christchurch	PC14	Oppose	Delete the rule insofar as it refers to Heritage areas.
1036.3	Emily Arthur	PC14	Seek Amendment	Allow up to 70% site coverage on a site by site basis rather [than] having a blanket rule of 40%.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone > 14.5.3.2 - Area-specific built form standards > 14.5.3.2.10 - Outdoor living space per unit

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.168	Carter Group Limited	PC14	Oppose	Oppose Rule 14.5.3.2.10. Seek that this be deleted.
823.134	The Catholic Diocese of Christchurch	PC14	Oppose	Delete the rule insofar as it refers to Heritage areas.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone > 14.5.3.2 - Area-specific built form standards > 14.5.3.2.11 - Windows to street

Original Submission No	Submitter	Plan Change	Position	Decision Requested
762.20	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[Amend] the additional minimum [glazing] areas of 30% - 40%.

14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone > 14.5.3.2 - Area-specific built form standards > 14.5.3.2.13 - Garaging and carport building location in character areas

Original Submission No	Submitter	Plan Change	Position	Decision Requested
769.8	Megan Power	PC14	Seek Amendment	<p>Amend to include bold, underlined text</p> <p>a. Within the Heaton, Beverley, Englefield, Ranfurly, Francis, Malvern, Massey, Severn, Tainui, Ryan, Dudley, Beckenham, Roker, Piko and Bewdley Character Areas, garages and carports (whether detached or not) shall be located:</p> <p>i. to the rear of any residential unit; or</p> <p>ii. to the side of any residential unit, provided that they are located at least 5 metres behind the front façade of a residential unit.</p> <p>iii. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.</p>

14 - Residential > 14.6 - Rules - High Density Residential Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
12.4	Guy and Anna Parbury	PC14	Support	<i>[Retain all provisions that enable housing intensification]</i>
14.4	Kathryn Collie	PC14	Support	[Retain provisions that enable intensification]
17.2	Jane Murray	PC14	Oppose	[Remove provisions that enable intensification]
39.2	Ilam and Upper Riccarton Residents' Association, Inc.,	PC14	Oppose	Oppose area around the Bush Inn Shopping and Commercial Centre in Upper Riccarton from inclusion in High Density Residential zone.

47.2	Laura Cary	PC14	Oppose	Oppose the introduction of the High Density Residential Zone.
55.8	Tobias Meyer	PC14	Seek Amendment	Extend the High Density Residential Zone further out, to at least 2km from city centre and 1km from large local centres.
55.15	Tobias Meyer	PC14	Seek Amendment	Seek amendment to Riccarton area, zoning for Medium Density Residential to be High Density Residential.
61.13	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Any new residential development within existing HRZ and HRZ Precincts be held at 14m height limit and with current recession plains (status quo); any further height enablement be considered but only with a notified resource consent and neighbourhood input. By doing this any new development is considered on the unique merits of the site and impact on the neighbouring property and neighbourhood, width of the street, width of section, consideration of urban design, infrastructure, and the impact on the existing community's social, economic and environmental and cultural wellbeing.
66.3	Lisa Fabri	PC14	Seek Amendment	Amend the zoning of the farm and lifestyle blocks on John Paterson Drive [from the Rural Urban Fringe Zone] to the Medium Density Residential Zone or the High Density Residential Zone.
83.1	Stephen Osborne	PC14	Oppose	That the Deans Avenue Precinct does not become a High Density Residential Zone (HRZ Residential), but remains a Medium Density Residential Zone (MRZ Residential). The block South of Mayfair Street (Old Sales Yard) could be treated separately as it would suit HRZ Residential development.
108.4	Charles Etherington	PC14	Oppose	Oppose High Density Residential provisions in the inner suburbs.
109.2	Kaye Thomson	PC14	Oppose	Oppose High Density Residential Zone on Paparoa Street properties, and High Density Residential Zone to be located within walking distance to Northlands Mall.
119.9	Tracey Strack	PC14	Support	<p>Any further or other decisions that achieve the outcomes sought by this submission, or are required as a consequence of the relief we seek:</p> <ul style="list-style-type: none"> • That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Pan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or, • If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and, • That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and,

				<ul style="list-style-type: none"> • That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.
134.3	Terry Blogg	PC14	Support	Support density in Central City and the key Hubs of Riccarton and Northlands.
139.1	Peter Ackroyd	PC14	Oppose	Remove the High Density Residential zone from all of the Merivale area.
151.2	Papanui Heritage Group	PC14	Oppose	Opposed to the High Density Residential Zone (HRZ) extending into the residential streets of Papanui and seek that it is greatly reduced to areas marked TC2 so that it does not intrude into the quiet tree lined streets.
151.4	Papanui Heritage Group	PC14	Oppose	Opposed to the High Density Residential zone extending along Papanui Road
152.2	Papanui Heritage Group	PC14	Oppose	Opposed to the High Density Residential Zone (HRZ) extending into the residential streets of Papanui and seek that it is greatly reduced to areas marked TC2 so that it does not intrude into the quiet tree lined streets.
152.4	Papanui Heritage Group	PC14	Oppose	Opposed to the High Density Residential zone extending along Papanui Road
185.2	Nick Dore	PC14	Seek Amendment	<p>Oppose HRZ of block of land bounded by Papanui Road, Normans Road, Watford St and Blighs Road (Planning Map 24)</p> <p>Seeks this to be MDRZ (currently RS in the District Plan)</p>
199.1	Joshua Wight	PC14	Seek Amendment	Amend provisions to enable taller buildings, especially [within the] central city (20-30 lvls). Commercial centres and surrounding residential sites have increased height limits, generally to between 4 and 6 storeys.
203.6	Steve Petty	PC14	Oppose	Opposes building heights of 3 storeys that impact privacy, noise, housing, animals, people, green spaces and parking.
222.3	Deans Avenue Precinct Society Inc.	PC14	Oppose	<p>Oppose High Density Residential Zoning on sites that are bounded by the following streets on Planning Map 31</p> <ul style="list-style-type: none"> - North: Matai St East, - West: Deans Ave - South: old Blenheim Road (now cycle and pedestrian access) - East: Railway line <p>Except for sites located along/facing Riccarton Road</p>

222.5	Deans Avenue Precinct Society Inc.	PC14	Support	Support these areas being High Density Residential Zoning on planning maps 31 and 38: <ul style="list-style-type: none"> • the “Old Saleyards” block from south side of Mayfair to Lester • The Residential Guest Accommodation block (Chateau on the Park etc) • Properties with a boundary on Riccarton Road
242.2	Property Council New Zealand	PC14	Support	Property Council supports the proposed 1.2km walkable catchment from the City Centre and the high-density zone precinct surrounding the residential and commercial zones within the city (see Figure 1).
242.17	Property Council New Zealand	PC14	Seek Amendment	Property Council strongly supports density near key transport nodes, especially those that connect larger commercial centres. However, we are concerned that Christchurch City Council is establishing public transport as a qualifying matter in order to reject future MDRS or proposed high-density areas. It is important that there be a co-ordinated approach between the delivery of future transport and housing projects.
263.12	Harley Peddie	PC14	Seek Amendment	Density is what this city needs, not ever increasing property values.
283.2	Damon Ross	PC14	Support	[Retain HRZ provisions as notified]
288.3	Waipapa Papanui-Innes-Central Community Board	PC14	Seek Amendment	The Board recognises that onsite parking is not a provision for residential development, however the Board wants to have compulsory provision introduced for loading bays and accessible parking.
306.4	Matty Lovell	PC14	Seek Amendment	[That] St James Avenue, Papanui [is not zoned] High Density Residential.
327.3	Mike Oxlong	PC14	Oppose	The submitter opposes the High Density Residential Zone.
335.1	Lorraine Wilmshurst	PC14	Oppose	Opposes the rezoning of land within suburbs to Medium or High Density Residential proposed in Plan Change 14.
356.4	David Hood	PC14	Oppose	[Seeks to oppose high density residential development in existing residential environments]
357.3	Alexandra Free	PC14	Support	Support the provisions as notified
367.5	John Bennett	PC14	Seek Amendment	[That different rules/standards apply to] comprehensive developments that show exemplar Urban design [versus] one off development of individual sites
367.9	John Bennett	PC14	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.
367.21	John Bennett	PC14	Seek Amendment	Seeks that all new developments in the proposed residential zones are reviewed by an Urban Design Panel.

440.3	Sandi Singh	PC14	Support	Support the location of high density residential zone near the centre city.
442.3	Logan Simpson	PC14	Oppose	Oppose the plan change, housing density needs to reduce.
445.1	Alison Dockery	PC14	Oppose	Oppose the application of High Density Residential Zone to any areas beyond 3kms of the central city.
452.3	Carolyn Mulholland	PC14	Oppose	Opposes Medium and/or High Density Residential zoning in Amyes Road, Hornby
455.2	Nick Scott	PC14	Support	[Retain HRZ provisions as proposed]
486.4	Brian Reynolds	PC14	Oppose	Reduce infill development in residential zones
487.2	Joy Reynolds	PC14	Oppose	[S]top highrise and infill housing
497.3	Sydney John Kennedy	PC14	Seek Amendment	[Additional requirement:] Papanui zone building heights that exceed 4 storeys should have a specified minimum distance from school buildings, hospital buildings, or rest home buildings of 10m
498.4	Hone Johnson	PC14	Oppose	Oppose all higher density zoning changes
525.13	Gideon Hodge	PC14	Seek Amendment	[Retain provisions that enable] high density housing near the city and commercial centres.
534.4	Donna Barber	PC14	Support	[S]upport high-density housing near the city and commercial centres.
561.5	Deidre Rance	PC14	Seek Amendment	[No high density zone in the Strowan area]
584.2	Claudia M Staudt	PC14	Oppose	Oppose High Density zoning of property at 21 Helmores Lane, and surrounding area bounded by, Holmwood Road, Rossall Street, Hagley Park and Fendalton Road (Planning Map 31 and CC) Seeks this to be rezoned Medium Density, and/or to also be regarded as a new QM Residential Character Area (as per pervious SAM 8)
585.5	Nick Brown	PC14	Seek Amendment	[That the area of Strowan between] Heaton Street/Innes Road and Blighs Road [be zoned MRZ instead of HRZ]
644.4	Fay Brorens	PC14	Seek Amendment	The submitter supports higher density with no specific residential zone identified.
653.9	David McLauchlan	PC14	Seek Amendment	Set a minimum net site area standard for developments that allows for permanent and larger green space areas.
664.1	Catherine & Peter Morrison	PC14	Oppose	Zone area as SAM8 type of zoning in order to retain its character. The closest outcome looks like the Residential Character overlay.
670.6	Mary-Louise Hoskins	PC14	Seek Amendment	[Regarding the minimum two-storey requirement for dwellings] lifts should be required
671.1	Larissa Lilley	PC14	Oppose	Retain existing low density zoning in Hornby and Her-Hei.
683.2	Dot Fahey	PC14	Oppose	Oppose high density zoning in area around St Peters Church and Ballantyne Avenue Cycle route.

702.2	Helen Wilson	PC14	Oppose	Decline the proposal to rezone sites to allow 2 or 3 storey townhouses.
708.1	Lauren Gibson	PC14	Oppose	[Opposes intensification plan change and in particular for 19a Russell Street].
716.2	Wigram Lodge (2001) Limited	PC14	Support	[Seeks that] the NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development.
723.2	Brooksfield Limited	PC14	Support	Support High Density development in line with the NPS-UD
736.1	Hannah Wilson Black	PC14	Oppose	Oppose High Density [without more stringent recession plane controls]
743.7	Matthew Gibbons	PC14	Seek Amendment	Removal of recessional planes and setbacks is good... Setbacks are not desirable. Hence 14.6.2.2.b should be removed. So should 14.6.2.2.c. iv A and B.
749.6	Ryman Healthcare Limited	PC14	Seek Amendment	The provisions applicable to the HRZ are amended to better enable retirement villages
778.9	Mary O'Connor	PC14	Seek Amendment	There could be an option residents could choose to reduce intensification in return for narrowing their street width to allow street trees to be planted. This could only be achieved by less intensification.
780.17	Josie Schroder	PC14	Support	Retain the rules in 14.6 as notified.
783.7	Roman Shmakov	PC14	Support	[S]eek[s] that the Christchurch City Council retains the high-density residential zone policy outlined in sub-chapter 14.6 to enable 6 to 10 storeys for residential buildings near commercial centres.
799.5	Benjamin Love	PC14	Support	[That provisions enabling intensification are retained]
810.7	Regulus Property Investments Limited	PC14	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
810.8	Regulus Property Investments Limited	PC14	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
812.4	James Barbour	PC14	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
812.13	James Barbour	PC14	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
814.169	Carter Group Limited	PC14	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.
814.170	Carter Group Limited	PC14	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.
823.136	The Catholic Diocese of Christchurch	PC14	Oppose	Delete all new or amended provisions, to the extent that they conflict with or are less enabling than the mandatory MDRS and/or impose additional constraints relative to the status quo.

827.2	MGZ Investments Limited	PC14	Support	Approve plan change in line with NPS-UD
845.4	Christopher Evan	PC14	Oppose	[Seeks that] Christchurch City Council accepts the new Government rules and laws.
854.4	Orion New Zealand Limited (Orion)	PC14	Seek Amendment	<p>New Rule to be inserted into following zones:</p> <ul style="list-style-type: none"> • High Density Residential zone <p>Insert a new rule for provision of electricity equipment and infrastructure as follows:</p> <p>Activity</p> <p><u>PX The establishment of a new, or expansion of an existing sensitive activity.</u></p> <p>Activity specific standards</p> <p><u>a. Either a land area of at least 5.5m2 is provided at the boundary closest to the road reserve for electricity equipment and infrastructure, or confirmation is provided from Orion New Zealand Limited that it is not required.</u></p> <p>14.5.1.4 Discretionary activities</p> <p>Activity</p> <p><u>DX</u></p> <p><u>a. Any activity that does not meet the activity specific standard under PX.</u></p> <p><u>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited (absent its written approval).</u></p>
867.3	Robina Dobbie	PC14	Oppose	Oppose HDZ around commercial centers
870.2	Susanne Antill	PC14	Oppose	Oppose replacing existing residential zones in the city with two new ones - a medium density zone and a high density zone.
876.13	Alan Ogle	PC14	Seek Amendment	[Seeks that] Jane Deans Close should retain its current zoning of Residential Suburban Density Transition [RSDT] which provides for low to medium density residential housing.
876.16	Alan Ogle	PC14	Seek Amendment	Seek amendment to the walking distances to Riccarton centre boundaries (which we understand the legislation states defines the extent of high density 6-storey residential zones) be reconsidered based, not on distance, but on time taken to walk to key amenities in the centre zone.
893.2	Susanne and Janice Antill	PC14	Oppose	Oppose replacing existing residential zones in the city with two new ones – a medium density zone and a high density zone.

903.10	Danne Mora Limited	PC14	Seek Amendment	Amend the High Density Residential Zone boundary to stop at Manarola Road with all land to the south owned by Spreydon Lodge Limited to be zoned FUZ, including Lot 3000 DP 575180, Lot 121 DP 514750 and Lot 120 DP 514570.
1031.2	Jeanne Cooper	PC14	Seek Amendment	Provide a buffer zone between character areas and RMD intensive housing [High Density Residential Zone].

14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables

Original Submission No	Submitter	Plan Change	Position	Decision Requested
13.3	Andrew Tulloch	PC14	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.
272.18	Caitriona Cameron	PC14	Seek Amendment	The proposal should provide protections for existing property rights. This could be achieved by: - increasing minimum plot sizes for plots with 3+ storey residential buildings to minimize the number of affected neighbours - requiring developers to compensate neighbours who will be adversely affected by new developments that significantly reduce sunlight
295.6	Barry Newman	PC14	Support	I w[ould] like the existing process of council and neighbour consent remain.
671.2	Larissa Lilley	PC14	Support	Support high density in city centre
687.3	Hamish Ritchie	PC14	Seek Amendment	Does not support the zoning proposed under [Plan Change] 14 for 75 & 77 Rattray Street to be High Density Residential
834.216	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Add a new restricted discretionary and fully discretionary rule as follows: <u>Retail, office, and commercial service activity</u> . Activity status: Restricted Discretionary Where: i. The retail, office, or commercial service activity is limited to the ground floor tenancy of an apartment building; ii. The gross floor area of the activity/activities does not exceed 200m ² ; and iii. The hours of operation are between: i. 7.00am and 9.00pm Monday to Friday; and ii. 8.00am and 7.00pm Saturday, Sunday, and public holidays. The Council's discretion shall be limited to the following matters: a. The design, appearance and siting of the activity; b. Noise and illumination; c. Signage.

				<p><u>2. Activity status: Discretionary Where compliance is not achieved with the matters specified in HRZR(a)(i), (ii) and/or (iii).</u></p>
877.34	Otautahi Community Housing Trust	PC14	Seek Amendment	<p>Amend notification statements in both activity and built form rules to align with this logic.</p> <p>Non-notified:</p> <p>14.6.1.3 (RD2) – four or more units</p> <p>14.6.2.7 – landscaping</p> <p>14.6.2.10 – Outdoor Living Space</p> <p>14.6.2.4 – Outlook space</p> <p>14.6.2.5 – Building separation</p> <p>14.6.2.6 – Fencing</p> <p>14.6.2.8 – Windows to street</p> <p>14.6.2.16 – Minimum unit size</p> <p>14.6.2.9 – Ground floor habitable space</p> <p>14.6.2.11 – Service and storage space</p> <p>14.6.2.14 – Garage and carports</p> <p>14.6.2.15 – mechanical ventilation</p> <p>14.6.2.17 – Spine road setbacks</p> <p>Open to limited but not public notification:</p> <p>14.6.2.12 – Building coverage</p> <p>14.6.2.2 – height to boundary</p>

				<p>14.6.2.3 – internal boundary setbacks</p> <p>14.6.2.13 – Water for Firefighting (FENZ only)</p> <p>Open to full s95 assessment:</p> <p>14.6.2.1 – height</p>
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14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.1 - Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
61.25	Victoria Neighbourhood Association (VNA)	PC14	Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1.
63.27	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
81.1	Vivien Binney	PC14	Seek Amendment	Amend proposed provisions for areas set for intensification outside the inner city's Four Avenues by limiting them to three units per site.
121.23	Cameron Matthews	PC14	Support	Increase number of permitted units in the High Density Residential Zone to at least 6.
191.5	Logan Brunner	PC14	Support	[Retain P1 provision permitting three homes per site]
237.34	Marjorie Manthei	PC14	Support	[Retain P1, P6, P7, P12 & P13]
259.12	Ara Poutama Aotearoa	PC14	Seek Amendment	[Provide for Emergency and refuge accommodation as a permitted activity]
385.6	Claire Williams	PC14	Seek Amendment	[Seeks that] privacy issues should be considered for all developments not just when a consent is required
427.5	Michelle Warburton	PC14	Seek Amendment	[Amend P1.e to allow a] Maximum of two dwellings per site in areas where neighbours are currently only one or two stories.
670.5	Mary-Louise Hoskins	PC14	Oppose	[Seeks removal of] the minimum two-storey requirement for dwellings
720.25	Mitchell Coll	PC14	Seek Amendment	1. The Residential Design Principles should be considered when <u>any</u> breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.

14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.2 - Controlled activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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61.26	Victoria Neighbourhood Association (VNA)	PC14	Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1.
237.36	Marjorie Manthei	PC14	Support	[Retain C1 and C2]

14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
14.7	Kathryn Collie	PC14	Seek Amendment	Prioritise and make an early determination on the recession plane qualifying matter
61.4	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Amend 14.6.1.3 RD7 by including “b. Impacts on neighbouring property – Rule 14.15.3.c.” in the Council’s discretion column.
61.37	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Amend 14.6.1.3 by providing detail on limited notification to those immediately affected, including neighbours, for RD9, RD13, and RD21.
61.52	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	That any further height enablement can be considered but only with a notified resource consent and neighbourhood input.
62.5	Thomas Calder	PC14	Support	Support for limited notification not being precluded for non-compliances relating to height or height in relation to boundary
63.28	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes infinal plan decision.
72.3	Rosemary Neave	PC14	Support	Retain the proposed provisions that enable 6 to 10 storeys for residential buildings near commerical centres.
81.2	Vivien Binney	PC14	Seek Amendment	Amend proposed provisions for areas set for intensification outside the inner city's Four Avenues by limiting them to three units per site.
86.5	Melissa and Scott Alman	PC14	Support	Support that limited notification is not precluded for for non-compliances that relate to height and height in relation to boundary
89.13	Andrew Evans	PC14	Oppose	Seek the removal of 14.6.1.3 RD2 requiring Residential Design Principles to be a matter of discretion.

141.4	Aaron Jaggar	PC14	Seek Amendment	Allow consented developments, but not the Governments proposed medium density housing without consent.
142.2	Sue Sunderland	PC14	Oppose	[Remove provisions that enable] 4-10 storey[s]
164.7	James and Adriana Baddeley	PC14	Support	Retain ability to notify neighbours along the southern boundary, of consent applications that relate to non-compliances with the building height or heght in relation to boundary built form standards
165.5	Catherine & Peter Baddeley	PC14	Support	[Retain ability to notify neighbours along the southern boundary, of consent applications that relate to non-compliances with the building height or heght in relation to boundary built form standards]
191.8	Logan Brunner	PC14	Support	[Retain provisions that enable 4-6 storeys]
200.7	Robert J Manthei	PC14	Oppose	[Do not allow any buildings to exceed 14m in the HRZ within the four avenues - RD7 & RD8]
222.12	Deans Avenue Precinct Society Inc.	PC14	Oppose	Oppose limited notification of breaches of the High Density Built form standards relating to recession plane (height in relation to boundary) and boundary setbacks. Breaches of these rules shall be limited notified to adjacent landowners. Amend RD9 and RD 10 to require limited notification.
233.12	Paul Clark	PC14	Support	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.
236.1	Susan Barrett	PC14	Seek Amendment	That all High Density Residential Zone developments over 2 storeys require individual building and environmental consent that is notified to the community and other affected parties
237.6	Marjorie Manthei	PC14	Seek Amendment	[1. Retain provision that enables 20m height. 2. Remove provisions that enable any building height that exceeds 20m from Salisbury Street to Bealey Avenue.]
237.35	Marjorie Manthei	PC14	Support	[Retain RD2]
237.40	Marjorie Manthei	PC14	Seek Amendment	[RD7 & RD8 - identify recession plane] [RD8 - reduce height to 20m]
239.5	Andrea Floyd	PC14	Support	[Retain limited notification] - neighbours should be consulted when multi story units are going in next to them.
254.3	Emma Besley	PC14	Seek Amendment	Support enabling 6 to 10 storeys for residential buildings near commercial centers.
261.12	Maia Gerard	PC14	Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.
262.10	Alfred Lang	PC14	Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.

263.10	Harley Peddie	PC14	Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.
264.12	Aaron Tily	PC14	Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.
265.12	John Bryant	PC14	Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.
266.12	Alex Hobson	PC14	Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.
267.12	Justin Muirhead	PC14	Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.
268.12	Clare Marshall	PC14	Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.
269.12	Yvonne Gilmore	PC14	Support	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
270.12	Rob Harris	PC14	Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.
271.12	Pippa Marshall	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
273.12	Ian Chesterman	PC14	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
274.12	Robert Fleming	PC14	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
274.13	Robert Fleming	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
297.5	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
305.4	Vickie Hearnshaw	PC14	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
342.10	Adrien Taylor	PC14	Support	[Retain HRZ provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.
345.12	Monique Knaggs	PC14	Support	Seeks that the council enable 6 to 10 storeys for residential buildings near commercial centres.
346.12	George Laxton	PC14	Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
347.12	Elena Sharkova	PC14	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
350.9	Felix Harper	PC14	Support	[Retain provisions that enable] 6 to 10 storeys for residential buildings near commercial centres.
361.8	James Gardner	PC14	Support	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.
362.10	Cynthia Roberts	PC14	Seek Amendment	[S]eek[s] that the Council enables 6 to 10 storeys for residential buildings near commercial centres
365.11	Andrew Douglas-Clifford	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

366.12	Olivia Doyle	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
370.12	Simon Fitchett	PC14	Support	[S]upport[s] high-density housing near the city and commercial centre...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres
371.8	Nkau Ferguson-spence	PC14	Support	[Retain HRZ provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.
372.12	Julia Tokumaru	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
373.12	Mark Stringer	PC14	Support	[S]upport[s] high-density housing near the city and commercial centre...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres
374.12	Michael Redepenning	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
375.12	Aidan Ponsonby	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
376.6	Colin Gregg	PC14	Support	[Retain the ability to notify] neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules
379.11	Indiana De Boo	PC14	Support	[Retain HRZ provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.
384.12	Christopher Seay	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
387.12	Christopher Henderson	PC14	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
389.10	Emma Coumbe	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
391.12	Ezra Holder	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
392.12	Ella McFarlane	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
393.12	Sarah Laxton	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
394.11	Lesley Kettle	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
395.12	Emily Lane	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
398.5	Jan Mitchell	PC14	Seek Amendment	Where existing properties are to be subdivided /redeveloped/ intensified the affected neighbouring properties must have the right to decline consent.

415.8	Blake Thomas	PC14	Support	[S]upport[s] high-density housing near the city and commercial centre...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres
416.5	Anake Goodall	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
447.13	Alex Lowings	PC14	Seek Amendment	All planning applications to be subject to review by all residents impacted by the applications (e.g. neighbours), with all statements of objection or support to be included in the planning application process.
460.6	Golden Section Property	PC14	Seek Amendment	No change to the notification of neighbours for residential areas.
503.10	Jamie Lang	PC14	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
505.5	Jarred Bowden	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
510.6	Ewan McLennan	PC14	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
512.13	Harrison McEvoy	PC14	Seek Amendment	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
515.12	Zachary Freiberg	PC14	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
516.12	Jessica Nimmo	PC14	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
517.12	Alex McNeill	PC14	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
519.15	James Carr	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
520.12	Amelie Harris	PC14	Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
521.12	Thomas Garner	PC14	Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
522.12	Lisa Smailes	PC14	Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
523.5	Adam Currie	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres..seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
524.12	Daniel Tredinnick	PC14	Support	Seeks that the council enable 6 to 10 storeys for residential buildings near commercial centres.
525.12	Gideon Hodge	PC14	Seek Amendment	[Retain provisions that enable] high density housing near the city and commercial centres.

527.12	Kaden Adlington	PC14	Support	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.
529.12	Daniel Carter	PC14	Support	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
531.5	Claire Cox	PC14	Support	[S]upport high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
532.11	Albert Nisbet	PC14	Support	[Retain HRZ provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.
533.12	Frederick Markwell	PC14	Support	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
537.10	Matt Johnston	PC14	Support	[Retain provisions that enable] 6 to 10 storeys for residential buildings near commercial centres.
541.4	Amelia Hamlin	PC14	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres
542.4	Ben Helliwell	PC14	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
544.4	David Davidson	PC14	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
551.13	Henry Seed	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres..
552.12	David Moore	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
553.4	Josh Flores	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
554.4	Fraser Beckwith	PC14	Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
555.4	James Cunniffe	PC14	Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
555.13	James Cunniffe	PC14	Support	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.
556.8	Winton Land Limited	PC14	Support	Retain 14.6.1.3 RD5 as notified
556.9	Winton Land Limited	PC14	Seek Amendment	Amend 14.6.1.3 RD7 as follows: a. Any building between 14-20 metres in height above ground level, when the following standards are met:

				<p>i. A ground level communal outdoor living space shall be provided at a ratio of 50m² per 10 residential units. The number of units shall be rounded to the nearest 10, in accordance with the Swedish rounding system. This ratio shall be calculated on the number of residential units on the 4th floor of the building and any subsequent floors above, with the maximum required area being 20% of the site area. Any communal outdoor living space shall have a minimum dimension of no less than 8 metres.</p> <p>b. a Any building exceeding <u>six stories</u> 203 metres in height up to 32 metres in height above ground level (except within the High Density Residential Precinct, Large Local Centre Intensification Precinct, or Town Centre Intensification Precinct), where the following standards are met:</p> <p>i. The standards in RD7.a. i.;</p> <p>ii. The building is set back at least 6 metres from all internal boundaries; and</p> <p>iii. The building is set back at least 3 metres from any road boundary</p> <p><u>b. Any application arising from this rule, shall not be publicly or limited notified</u></p>
556.10	Winton Land Limited	PC14	Seek Amendment	<p>Amend 14.6.1.3 RD8 as follows:</p> <p>a. Any building over 32 metres in height above ground level.</p> <p>b. Any building over 20 metres in height above ground level within the High Density Residential Precinct, Large Local Centre Intensification Precinct, or Town Centre Intensification Precinct.</p>
556.11	Winton Land Limited	PC14	Seek Amendment	<p>amend 14.6.1.3 RD17 as follows:</p> <p>a. New buildings, structures or additions greater than 203 metres in height from ground level that do not result in wind conditions that exceed the following cumulative standards (Gust Equivalent Mean) more than 5% annually at ground level, within 100 metres of the site based on modelling:</p> <p>i. 4m/s at the any boundary of any site, if that boundary adjoins public open spaces, private outdoor living spaces, and footpath; or</p> <p>ii. 6m/s within any carriageway or car parking areas provided within or outside the site.</p> <p>b. New buildings, structures or additions greater than 203 metres in height that do not result in wind speeds exceeding 15 MUZ wind speeds more than 0.3% annually at ground level.</p> <p>c. The requirement of a. and b. shall be demonstrated by a suitably qualified professional.</p>
557.4	Peter Beswick	PC14	Seek Amendment	<p>Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.</p>

558.3	Jan-Yves Ruzicka	PC14	Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
559.4	Mitchell Tobin	PC14	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
560.4	Reece Pomeroy	PC14	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
562.4	Rob McNeur	PC14	Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
563.11	Peter Cross	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
567.12	Mark Mayo	PC14	Support	[Retain provisions that enable] 6 to 10 storeys for residential buildings near commercial centres.
575.12	Jeremy Ditzel	PC14	Support	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
576.8	Juliette Sargeant	PC14	Support	The council enable 6 to 10 storeys for residential buildings near commercial centres.
577.13	James Robinson	PC14	Support	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
578.12	Jamie Dawson	PC14	Support	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
584.9	Claudia M Staudt	PC14	Support	RD9 and RD7: That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.
586.6	Joe Clowes	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
587.12	Ciaran Mee	PC14	Support	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
588.12	David Lee	PC14	Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
589.12	Krystal Boland	PC14	Support	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
594.9	Hao Ning Tan	PC14	Seek Amendment	Seek that the Council enables 6 to 10 storeys for residential buildings near commercial centres.
595.4	Logan Sanko	PC14	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres
596.4	Hayley Woods	PC14	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

597.4	Karl Moffatt-Vallance	PC14	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
598.4	Caleb Sixtus	PC14	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
600.6	Maggie Lawson	PC14	Support	[Retain HRZ provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.
601.4	Jack Hobern	PC14	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
602.8	Devanh Patel	PC14	Seek Amendment	[S]uggest council to push 35 stories instead of 10 in city centre.
603.4	Evan Ross	PC14	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
604.4	Daniel Morris	PC14	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
606.4	Alanna Reid	PC14	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
607.4	Mathew Cairns	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
608.4	Denisa Dumitrescu	PC14	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
609.3	Morgan Patterson	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
610.4	Alexia Katisipis	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
612.4	Hamish McLeod	PC14	Support	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commerical centres.
613.4	Noah Simmonds	PC14	Support	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commerical centres.
614.4	Matthew Coulthurst	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
615.4	Analijia Thomas	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
616.4	Elizabeth Oquist	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
617.4	Tegan Mays	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.

618.4	Lance Woods	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
619.4	Oscar Templeton	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
620.4	Izak Dobbs	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
622.8	Ella Herriot	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
628.4	Tom Crawford	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
632.4	Aimee Harper	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
634.4	Georgia Palmer	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
635.4	Suzi Chisholm	PC14	Seek Amendment	Supports high density housing near the city and commercial centres. Seek that the Council enable 6 to 10 storeys for residential buildings near commercial centres.
639.5	Rory Evans Fee	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
640.4	Steven Watson	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
641.4	Andrew Treadwell	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
642.4	Sophie Harre	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
643.12	Keegan Phipps	PC14	Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
645.4	Laura McGill	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
646.12	Archie Manur	PC14	Support	Seeks that the council enable 6 to 10 storeys for residential buildings near commercial centres.
648.4	Brennan Hawkins	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
649.4	Peter Stanger	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
650.4	Charlie Lane	PC14	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.

651.4	Jess Green	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
652.4	Declan Cruickshank	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
655.12	Daymian Johnson	PC14	Support	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
658.5	Ben Thorpe	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres
661.5	Edward Parkes	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
662.5	Bryce Harwood	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
685.55	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[That] The Residential Design Principles [matter of discretion be applied] when <u>any</u> breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.
713.12	Girish Ramlugun	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
714.8	Russell Stewart	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres
715.12	Sara Campbell	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
717.12	Jonty Coulson	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
719.12	Andrew Cockburn	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
720.24	Mitchell Coll	PC14	Seek Amendment	1. The Residential Design Principles should be considered when <u>any</u> breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.
721.5	Ethan Pasco	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
722.4	Nick Leslie	PC14	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
724.7	Alan Murphy	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
727.7	Birdie Young	PC14	Seek Amendment	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.

733.12	Michael Hall	PC14	Seek Amendment	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
738.11	Pim Van Duin	PC14	Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
752.12	Amanda Smithies	PC14	Support	support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
753.12	Piripi Baker	PC14	Support	[Supports] high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
754.12	Alex Shaw	PC14	Support	[Supports] high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
771.2	Sarah Griffin	PC14	Oppose	[That six storey buildings are not enabled]
805.27	Waka Kotahi (NZ Transport Agency)	PC14	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.
808.4	Josh Garmonsway	PC14	Seek Amendment	[S]eek[s] that council enable 6 to 10 storeys for residential buildings near commercial centres.
814.171	Carter Group Limited	PC14	Oppose	Delete 14.6.1.3, to the extent that the proposed amendments conflict with or are less enabling than the mandatory MDRS.
823.137	The Catholic Diocese of Christchurch	PC14	Oppose	RD6 - RD26 - Delete, to the extent that the proposed amendments conflict with or are less enabling than the mandatory MDRS.

829.12	Kiwi Rail	PC14	Seek Amendment	<p>Amend RD10 as follows:</p> <table border="1" data-bbox="850 170 1816 495"> <tr> <td data-bbox="850 170 1318 495">14.6.1.3 Restricted discretionary activities</td> <td data-bbox="1318 170 1816 495"> <p>RD10</p> <p>a. Buildings that do not meet Rule 14.6.2.3 – Setbacks.</p> <p>b. Any application arising from Rule 14.6.2.3.a.i shall not be limited or publicly notified.</p> <p>c. Any application arising from this rule, for up to three residential units per site shall not be publicly notified.</p> </td> </tr> </table> <table border="1" data-bbox="850 568 1873 1169"> <tr> <td data-bbox="850 568 1354 1169"></td> <td data-bbox="1354 568 1873 1169"> <p><u>d. Any application arising from (iv) shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).</u></p> <p>The Council's discretion shall be limited to the following matters:</p> <p>a. Impacts on neighbouring property – Rule 14.15.3.a</p> <p><u>b. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor while providing for the safe and efficient operation of the rail network.</u></p> </td> </tr> </table>	14.6.1.3 Restricted discretionary activities	<p>RD10</p> <p>a. Buildings that do not meet Rule 14.6.2.3 – Setbacks.</p> <p>b. Any application arising from Rule 14.6.2.3.a.i shall not be limited or publicly notified.</p> <p>c. Any application arising from this rule, for up to three residential units per site shall not be publicly notified.</p>		<p><u>d. Any application arising from (iv) shall not be publicly notified and shall be limited notified only to KiwiRail (absent its written approval).</u></p> <p>The Council's discretion shall be limited to the following matters:</p> <p>a. Impacts on neighbouring property – Rule 14.15.3.a</p> <p><u>b. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor while providing for the safe and efficient operation of the rail network.</u></p>
14.6.1.3 Restricted discretionary activities	<p>RD10</p> <p>a. Buildings that do not meet Rule 14.6.2.3 – Setbacks.</p> <p>b. Any application arising from Rule 14.6.2.3.a.i shall not be limited or publicly notified.</p> <p>c. Any application arising from this rule, for up to three residential units per site shall not be publicly notified.</p>							
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832.12	Finn Jackson	PC14	Seek Amendment	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.				
834.120	Kāinga Ora – Homes and Communities	PC14	Oppose	<p>14.6.1.3 RD13.</p> <p>Delete Section 6.10A and all associated provisions</p>				
834.200	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>Amend notification statements in activity rules as follows:</p> <ul style="list-style-type: none"> • Open to public notification / full s95 assessment: non compliance with 14.6.2.1 only. 				

				<ul style="list-style-type: none"> • Open to limited notification: non compliance with 14.6.2.12, 14.6.2.2, 14.6.2.3 and 14.6.2.13 (FENZ only). • Non-notified: non compliance with 14.6.2.7, 14.6.2.10, 14.6.2.4, 14.6.2.5, 14.6.2.6, 14.6.2.8, 14.6.2.16, 14.6.2.9, 14.6.2.11, 14.6.2.14, 14.6.2.15 and 14.6.2.17. <p>Retain RD2 (four or more units) as non-notified.</p>
834.202	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	RD2 - Delete clauses (a)(ii) and (iii). Retain clauses (a)(i) and (b). Delete RD6
834.212	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Delete RD7 and RD8. Replace with one RD rule, Buildings that do not meet Rule 14.6.2.1 Building Height. Retain matter of discretion reference to ‘Impacts on neighbouring property – Rule 14.15.3a’.
834.213	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete RD13
834.214	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete RD17. As an alternative relief in the event that a regulatory approach to wind modelling is retained, redraft the rule to provide for a permitted pathway (for wind effects) where compliance with the specified performance standards is met. Kāinga Ora seek that the provisions relating to wind effects are relocated to within the General Rules.
837.12	Sylvia Maclaren	PC14	Support	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
839.12	Jacinta O'Reilly	PC14	Support	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
840.12	Rosa Shaw	PC14	Support	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
842.34	Fire and Emergency	PC14	Seek Amendment	<i>[Amend as follows]</i> 14.6.1.3. Restricted Discretionary activity RD1 a. Any cultural activity at 52 Rolleston Avenue (Lot 2 DP 496200), that does not meet one or more of the built form standards in Rule 14.6.2. b. Any application arising from Rule 14.6.2. 12-13
842.35	Fire and Emergency	PC14	Seek Amendment	<i>[14.6.1.3. Restricted Discretionary activity RD4]</i> Amend as follows:

				<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. Rule 14.6.2.1 Building height</p> <p>ii. Rule 14.6.2.2 Height in relation to boundary</p> <p>iii. Rule 14.6.2.4.3 Setbacks</p> <p>iv. Rule 14.6.2.13 Water supply for firefighting</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p> <p>Council's discretion shall be limited to the following matters:</p> <p>Retirement villages – Rule 14.15.10</p>
842.36	Fire and Emergency	PC14	Seek Amendment	<p>[14.6.1.3. Restricted Discretionary activity RD5] Amend as follows:</p> <p>a. Any new building, or alteration or addition to an existing building for a retirement village that does not meet one or more of the following built form standards:</p> <p>i. Rule 14.6.2.1 Building height</p> <p>ii. Rule 14.6.2.2 Height in relation to boundary</p> <p>iii. Rule 14.6.2.4.3 Setbacks</p> <p>iv. Rule 14.6.2.13 Water supply for firefighting</p> <p>b. Any application arising from Rule 14.6.2.3 shall not be limited or publicly notified.</p> <p>c. Any application arising from Rule 14.6.2.1.2.3 shall not be publicly notified and shall be limited notified only to Fire and Emergency New Zealand (absent its written approval).</p>
843.12	Allan Taunt	PC14	Support	<p>[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.</p>
844.12	Hayden Smythe	PC14	Seek Amendment	<p>[S]eeks that the council enable 6 to 10 storeys for residential buildings near commercial centres.</p>

846.7	Lauren Bonner	PC14	Support	[S]eeks that the council enable 6 to 10 storeys for residential buildings near commercial centres.
902.23	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Oppose	[That] six storey development [is not enabled in Hornby].
918.11	Geoff Banks	PC14	Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
1048.28	Cameron Matthews	PC14	Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas, including, but not limited to, [Rule] 14.6.1.3 - Restricted discretionary activities (advice note 1).
1049.12	Dylan Lange	PC14	Seek Amendment	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.4 - Discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
61.27	Victoria Neighbourhood Association (VNA)	PC14	Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1.
798.5	Wolfbrook	PC14	Seek Amendment	Residential development is either a permitted or restricted discretionary activity. Not Discretionary.
834.215	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Retain Rule D1 for education, spiritual, health, pre-school activities located inside the Four Avenues. Adopt the MRZ provisions/ activity status for such activities located in the HRZ outside the Four Avenues.

14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.5 - Non-complying activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
61.28	Victoria Neighbourhood Association (VNA)	PC14	Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1.

14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
61.5	Victoria Neighbourhood Association (VNA)	PC14	Support	Retain Advice Note 1 in 14.6.2.
61.47	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Amend 14.6.2 by requiring that size of section, aspect, street width, recession plains need to be considered in HRZ.
145.7	Te Mana Ora/Community and Public Health	PC14	Seek Amendment	Te Mana Ora recommends that Christchurch City Council considers how housing developments can be designed in a way that encourages social interaction. For example, shared spaces, such as green spaces, paths and bike sheds, can facilitate social interaction in housing developments.
308.2	Tony Pennell	PC14	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.
314.6	Graham Townsend	PC14	Seek Amendment	[Newbuilt form standards to require roofing colours with low reflectivity and]roof-runoff rainwater storage.
325.2	Michael Galambos	PC14	Seek Amendment	[R]equire: 1 - High-Density Residential Zones be required to provide a minimum of one off-street parking space for each unit. These parking spaces should be allocated to a unit and have conduit from the switchboard to the parking space to permit future provision of an EV charger.
325.3	Michael Galambos	PC14	Seek Amendment	[R]equire: 2 - High-Density Residential Zones be required to provide a lock-up for each unit sufficiently sized to store one e-bike per room. Lock-ups shall have a power supply.
514.11	Ann Vanschevensteen	PC14	Seek Amendment	The CCC should legislate to make at least 50% of newly-built homes accessible / suitable for people with disabilities, or people who cannot use stairs. Furthermore, all new builds should have solar or wind power generators, grey water toilets and proper soundproofing. That would be properly building for the future.
526.3	Philippa Wadsworth	PC14	Seek Amendment	In high density areas, there should be more single storey housing options.
627.7	Plain and Simple Ltd	PC14	Seek Amendment	[Newstandards for] accessibility and environmentally responsible design, [suchas]: <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets

				<ul style="list-style-type: none"> • Alternative energy sources • Green roofs • Porous hardscaping
685.6	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.
685.53	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Add a [standard] requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line.
685.54	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[Add a standard requiring that] Within each street facing frontage, a minimum area of the facade to protrude must intrude by at least 200mm
692.3	David Murison	PC14	Seek Amendment	[Regarding 14.6.2] concerns in relation to the impact of the proposed changes on the stormwater and wastewater networks in our local community of Strowan
693.3	Henri Murison	PC14	Seek Amendment	[Regarding 14.6.2] concerns in relation to the impact of the proposed changes on the stormwater and wastewater networks in our local community of Strowan
720.22	Mitchell Coll	PC14	Seek Amendment	<p>Street Facing Facades</p> <ol style="list-style-type: none"> 1. Add a rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line. 2. Within each street facing frontage, a minimum area of the facade to protrude must intrude by at least 200mm.
720.23	Mitchell Coll	PC14	Seek Amendment	If a garage is provided, it should be of a size that allows for an 85 th percentile car to be parked in it
834.201	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>Include a notification statement in the built form standards, as follows:</p> <ul style="list-style-type: none"> • Open to public notification: 14.6.2.1 • Limited notification: 14.6.2.12, 14.6.2.2, 14.6.2.3 and 14.6.2.13 (FENZ only) • Non-notified: 14.6.2.7, 14.6.2.10, 14.6.2.4, 14.6.2.5, 14.6.2.6, 14.6.2.8, 14.6.2.16, 14.6.2.9, 14.6.2.11, 14.6.2.14, 14.6.2.15, and 14.6.2.17.
834.217	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Delete Note 14.6.2.a. "The following built form standards shall be met by all permitted activities and restricted discretionary activities RD2, unless otherwise stated."

				As an alternative relief, if the note is to be retained, then relocate it to the 'how to use the rules' section 14.3 as follows: <u>In addition to being subject to the activity standards, all buildings are also subject to the built form standards.</u>
908.6	Christchurch Civic Trust	PC14	Seek Amendment	[Seeks that council take] a water sensitive design (sponge city) approach for catchment-wide flood risk management.
914.24	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Remove the advice note and create a new qualifying matter on areas which has infrastructure capacity constraints

14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
2.12	Greg Olive	PC14	Oppose	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction Road
10.2	Colleen Borrie	PC14	Oppose	Delete height rule 14.6.2.1 allowing buildings up to six storeys in height.
16.4	Andrea Heath	PC14	Oppose	Remove the ability to construct buildings of up to 14m without resource consent.
21.4	Grant McGirr	PC14	Oppose	That no changes to rules lessen the amount of sunlight that any property (house and land) currently receives.
23.4	Linda Barnes	PC14	Seek Amendment	Decrease the heights allowed for new builds.
26.2	Rosemary Fraser	PC14	Seek Amendment	Opposes having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls.
28.1	Alastair Grigg	PC14	Seek Amendment	[Reduce the proposed 14m height limit] - Retain the current 11m height limit as per the current Residential Medium Density Zone
30.11	Doug Latham	PC14	Seek Amendment	Amend Rule 14.6.2.1.b 'Building height' to change height limit to minimum 2 storeys.
34.1	Andrew McNaught	PC14	Oppose	Oppose Rule 14.6.2.1 - Building Height
45.2	Kelvin Lynn	PC14	Seek Amendment	Amend Rule 14.6.2.1 to reduce the maximum building height in the High Density Residential Zone.
55.6	Tobias Meyer	PC14	Support	Support provisions as notified.
61.50	Victoria Neighbourhood	PC14	Support	Amend 14.6.2.1 by limiting the building height of new developments to 14m.

	Association (VNA)			
67.10	Rachel Davies	PC14	Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land
71.1	Laurie Shearer	PC14	Oppose	Oppose higher building height limit in the High Density Residential Zone in Merivale.
78.2	Linda Blake	PC14	Seek Amendment	Supports Sunlight Access Qualifying Matters but opposes requiring a minimum height of 2 storeys in the High Density Residential Zone (proposed 14.15.41), as seasonal affective disorder (SAD) of reduced sun is a recognized medical condition and no sun for several months is not healthy.
81.3	Vivien Binney	PC14	Seek Amendment	Amend proposed provisions for areas set for intensification outside the inner city's Four Avenues by limiting them to three stories.
116.6	Russell Fish	PC14	Oppose	Review the 'Industrial Interface' Qualifying Matter, with a view to remove the designation where it is not already an historically established principle.
137.1	Diane Hide	PC14	Support	Maintain 14 metre height restriction.
142.4	Sue Sunderland	PC14	Oppose	[Remove provisions that enable] 4-10 storey[s]
147.4	Rohan A Collett	PC14	Seek Amendment	Minimum heights in the High Density Residential area is increased from two-stories to 3-4 stories
160.2	Simon Smith	PC14	Oppose	Objection to the 20m building height of HRZ.
171.2	Paul McNoe	PC14	Seek Amendment	[Reduce permitted building height] That the permitted height limits within the <u>existing</u> District Plan (prior to PC14) are retained to the maximum extent possible
177.1	David Lang	PC14	Seek Amendment	Keep maximum heights in the Central City as they are - oppose the increase in the maximum height of residential buildings in the central city.
191.7	Logan Brunner	PC14	Support	[Retain provisions that enable 4-6 storeys]
203.2	Steve Petty	PC14	Oppose	Opposes building heights of 3 storeys that impact privacy, noise, housing, animals, people, green spaces and parking.
220.9	Martin Snelson	PC14	Seek Amendment	[Remove b.] the requirement for minimum two storey housing.
221.9	Cynthia Snelson	PC14	Seek Amendment	[Remove b.] the requirement for minimum two storey housing.
224.3	Atlas Quarter Residents Group (22 owners)	PC14	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
225.7	Michael Dore	PC14	Oppose	Opposes any residential development above 12 meters beyond the inner city.
229.3	Jennifer Smith	PC14	Seek Amendment	[Reduce proposed height limit]
230.2	Andrew Ott	PC14	Seek Amendment	Reduce permitted housing height to two storeys.

236.2	Susan Barrett	PC14	Seek Amendment	That all High Density Residential Zone developments over 2 storeys require individual building and environmental consent that is notified to the community and other affected parties
237.5	Marjorie Manthei	PC14	Support	[Retain]14m Permitted [height] in the High Density Residential Zone from Salisbury Street to Bealey Avenue
237.41	Marjorie Manthei	PC14	Seek Amendment	[Remove] (b), restricting residential units to no less than 7m
239.3	Andrea Floyd	PC14	Seek Amendment	[Lower the proposed height limit] in the suburbs -2 stories is enough or maybe 3 in certain cases when they don't interfere with the surrounding houses.
242.4	Property Council New Zealand	PC14	Seek Amendment	The Property Council note that six storeys are approximately 20 metres in height, and would require a wind test threshold under the current District Plan. Increasing the wind test threshold to 22 metres would remove the risk of adverse outcomes (i.e. discouraging development or donuts of no development within the 1.2km walkable catchment areas), allow for better design outcomes (such as reducing the risk of having a city of flat or smaller angled roofs which anecdotally can cause water tightness issues) and would also simplify the development process for both the Council and applicants.
242.22	Property Council New Zealand	PC14	Seek Amendment	[Ensure] Christchurch has sufficient development capacity. This can be achieved through enabling and encouraging greater height and density within high density zone precincts, town centres and metropolitan centres.
254.10	Emma Besley	PC14	Support	Support enabling 6 to 10 storeys for residential buildings near commercial centers.
276.1	Steve Burns	PC14	Seek Amendment	Seek maximum height of 5 stories in Christchurch
280.1	David Brown	PC14	Oppose	Limit building heights to 14m as per the proposed medium density residential zone.
295.3	Barry Newman	PC14	Oppose	W[ould] like the existing process of council and neighbour consent remain.
297.6	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
310.3	Sarah Flynn	PC14	Oppose	[That] increased height limits [are not] allowed in residential areas without the need to apply for resource consent.
316.2	Jo Jeffery	PC14	Seek Amendment	[Lower maximum building heights in Merivale - relates to request for Residential Character Area]
320.1	Mark Figgitt	PC14	Oppose	Ensure that all high density is consented and checked for compliance across the Board.

330.1	John Stackhouse	PC14	Seek Amendment	The submitter requests that where a high-density zone (HDZ) meets medium density zone (MDZ, the boundary) medium density requirements in terms of heights and recession planes should be applied.
335.4	Lorraine Wilmshurst	PC14	Oppose	Opposes the building heights in the Medium or High Density Residential zones.
337.3	Anna Melling	PC14	Seek Amendment	That maximum heights be lowered to account for lower sun height further south.
338.3	Kate Revell	PC14	Seek Amendment	Restrict building heights to a maximum of 22 metres.
339.4	Chris Neame	PC14	Seek Amendment	Restrict maximum height for development to 22 metres
344.10	Luke Baker-Garters	PC14	Oppose	Removal of all central city maximum building height overlays.
348.2	Annette Prior	PC14	Oppose	[Regarding high density residential standards] [Seeks to] oppose the height of new residential buildings.
349.3	Stephen Deed	PC14	Support	Seek to retain a height limit of two-storey near Lacebark Lane close to local industrial and commercial zones.
359.2	Kathryn Higham	PC14	Oppose	[Retain permitted building height of two stories outside the central city]
372.16	Julia Tokumaru	PC14	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
378.1	Marina Steinke	PC14	Seek Amendment	Retain the existing height limits for the central city.
399.4	Peter Earl	PC14	Oppose	Oppose the Industrial Interface Qualifying Matter Area height standard.
408.1	William Menzel	PC14	Oppose	[Oppose] the [proposed height rules]. [Seeks an unspecified] limit to height.
410.3	Teresa Parker	PC14	Oppose	[O]pposes allowing three storey buildings to be built in residential areas that will block sun for such significant parts of the year.
413.5	Caroline May	PC14	Oppose	Increased density / building height be located in the inner city and outer suburbs, not existing suburbs.
414.2	Jenene Parker	PC14	Seek Amendment	[Reduce maximum] height limits for residential homes
418.2	Zoe McLaren	PC14	Support	[S]upport[s] the changes to increase height limits.
422.1	Peter Troon	PC14	Seek Amendment	[Reduce] the height and density of inner city dwellings.
427.3	Michelle Warburton	PC14	Seek Amendment	Amend standard to only allow two storeys

434.2	Vincent Laughton	PC14	Oppose	Oppose height standard for anything over two storeys.
447.5	Alex Lowings	PC14	Support	No increase in the maximum building height in residential zones.
449.2	Mark Paston	PC14	Oppose	Oppose height change in residential areas, retain existing height standard.
450.1	Lee Houghton	PC14	Oppose	[Do not allow] 6 story housing [in Hornby]
456.2	Michelle Alexandre	PC14	Oppose	Oppose all 2nd story up redevelopments
460.4	Golden Section Property	PC14	Oppose	Retain the existing height limits for Residential zones
467.5	Jillian Schofield	PC14	Oppose	[O]ppose[s] the change in height restrictions that have been proposed and the number of buildings per section in Hornby and surrounding areas [such as] Hei Hei.
471.5	Kem Wah Tan	PC14	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
473.2	Nicole Cawood	PC14	Oppose	[Do not increase height limits in residential areas]
477.4	Di Noble	PC14	Not Stated	Oppose changes to building height in the Residential Zones.
481.1	Cindy Gibb	PC14	Seek Amendment	Limit the height of any building in Christchurch to a maximum of 4 stories.
486.5	Brian Reynolds	PC14	Oppose	Retain existing height limits in residential zones.
496.2	Chris Rennie	PC14	Oppose	Provision: Chapter 14 - Residential Decision Sought: Reject proposal to allow building of four or six level dwellings
504.3	Diane Gray	PC14	Seek Amendment	Seek amendment to the proposed increased height of residential buildings in suburbs close to the city ie 3 story heigh
507.9	Paul Young	PC14	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
550.5	Sam Mills	PC14	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
551.14	Henry Seed	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
552.13	David Moore	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
553.13	Josh Flores	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
554.13	Fraser Beckwith	PC14	Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
556.12	Winton Land Limited	PC14	Seek Amendment	Amend 14.6.2.1 as follows: 14.6.2.1 Building height a. Buildings must not exceed 14 <u>23</u> metres in height above ground level. The maximum height

				<p>of any buildings shall be as shown on the Central City Maximum Building Height planning map, except that the Central City Maximum Building Height planning map does not apply to the following land where a maximum building height of 20 metres shall apply to buildings for a retirement village:</p> <p>i. Lot 1 DP 77997 CT CB46D/74;</p> <p>ii. Town Section 118 DP 3780; and</p> <p>iii. Town Section 119 DP 3780.</p> <p>b. Residential units shall not be less than 7 metres in height above ground level.</p> <p>c. Buildings for a residential activity within the Industrial Interface Qualifying Matter Area must not exceed 7 metres in height above ground level or two storey, whichever is the lesser.</p>
557.9	Peter Beswick	PC14	Seek Amendment	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
558.10	Jan-Yves Ruzicka	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
559.13	Mitchell Tobin	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres. and play.
560.13	Reece Pomeroy	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
562.13	Rob McNeur	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
563.12	Peter Cross	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
564.6	Rachel Hu	PC14	Seek Amendment	<i>[Standardise the MRZ and HRZ zones]</i> e.g., choose for developers to have a clear guideline for 3-storeys or 6-storeys. Or at least make it more standard per suburb than every street block.
571.27	James Harwood	PC14	Support	Seeks to retain high density housing near the city and commercial centres.
594.10	Hao Ning Tan	PC14	Support	Seek that the Council enables 6 to 10 storeys for residential buildings near commercial centres.
595.8	Logan Sanko	PC14	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres
596.8	Hayley Woods	PC14	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
597.8	Karl Moffatt-Vallance	PC14	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
598.8	Caleb Sixtus	PC14	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
600.7	Maggie Lawson	PC14	Support	[Retain HRZ provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.

601.8	Jack Hobern	PC14	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
602.4	Devanh Patel	PC14	Seek Amendment	[S]uggest council to push 35 stories instead of 10 in city centre.
603.8	Evan Ross	PC14	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
604.8	Daniel Morris	PC14	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
606.8	Alanna Reid	PC14	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
624.12	Daniel Scott	PC14	Support	[Supports] high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
625.10	Pamela-Jayne Cooper	PC14	Seek Amendment	[That b. is deleted]
631.3	Matt Pont	PC14	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
636.2	Rod Corbett	PC14	Oppose	The submitter requests that the current zoning for the block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line be retained as it is currently: Suburban Residential Transitional Zone.
637.2	James Ballantine	PC14	Seek Amendment	Seeks that building height in the High Density Zone allows for 6 to 10 storeys for residential buildings near commercial centres.
637.6	James Ballantine	PC14	Support	Support High Density Zone near city and commercial centres.
638.9	Central Riccarton Residents' Association Inc	PC14	Seek Amendment	[Delete b. minimum height for residential units]
654.6	Wendy Fergusson	PC14	Seek Amendment	Reduce all the building height allowances a bit
656.12	Francesca Teague-Wytenburg	PC14	Seek Amendment	Enable 6 to 10 storeys for residential buildings near commercial centres.
664.2	Catherine & Peter Morrison	PC14	Oppose	Rezone to Residential Special Character
666.2	Cooper Mallett	PC14	Seek Amendment	Make all the tall buildings in the middle of the city
685.56	Canterbury / Westland Branch of	PC14	Seek Amendment	Amend subclause (a) to, "Buildings must not exceed the height above ground level in the table below:

	Architectural Designers NZ			<table border="1"> <tr> <td><i>Bordering the City Centre Zone</i></td> <td><i>22m</i></td> </tr> <tr> <td><i>Bordering a Town Centre</i></td> <td><i>16m</i></td> </tr> <tr> <td><i>Neighbouring a Town Centre at Riccarton, Hornby or Papanui</i></td> <td><i>18m</i></td> </tr> <tr> <td><i>Bordering a Local Centre</i></td> <td><i>12m</i></td> </tr> <tr> <td><i>Bordering a Neighbourhood Centre</i></td> <td><i>12m</i></td> </tr> </table>	<i>Bordering the City Centre Zone</i>	<i>22m</i>	<i>Bordering a Town Centre</i>	<i>16m</i>	<i>Neighbouring a Town Centre at Riccarton, Hornby or Papanui</i>	<i>18m</i>	<i>Bordering a Local Centre</i>	<i>12m</i>	<i>Bordering a Neighbourhood Centre</i>	<i>12m</i>
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<i>Bordering a Neighbourhood Centre</i>	<i>12m</i>													
685.57	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Amend subclause (b) to, "Residential units shall not be less than the maximum height permitted in the MRZ"										
696.5	Terence Sissons	PC14	Seek Amendment	Require independent geo-tech advice as a precondition to any development over 10 metres.										
712.1	Robyn Pollock	PC14	Seek Amendment	Reduce permitted building height in Hornby										
712.2	Robyn Pollock	PC14	Seek Amendment	Six storey buildings should be concentrated in a discrete area rather than scatter them amongst older established suburbs										
720.26	Mitchell Coll	PC14	Seek Amendment	<p>Amend subclause (a) to, "<i>Buildings must not exceed the height above ground level in the table below:</i></p> <p><i>Bordering the City Centre Zone: 22m</i></p> <p><i>Bordering a Town Centre: 16m</i></p> <p><i>Neighbouring a Town Centre at Riccarton, Hornby or Papanui: 18m</i></p> <p><i>Bordering a Local Centre: 12m</i></p> <p><i>Bordering a Neighbourhood Centre: 12m</i></p> <p><i>These heights are indicative and require further research to ensure their suitability.</i></p>										
720.27	Mitchell Coll	PC14	Seek Amendment	1. Amend subclause (b) to, " <i>Residential units shall not be less than the maximum height permitted in the MRZ.</i> "										

724.9	Alan Murphy	PC14	Support	
749.4	Ryman Healthcare Limited	PC14	Seek Amendment	<p>[T]hat the built form standard inserted by PC14 should carry over the [20 metre] height limit approved for the Park Terrace site [78 Park Terrace] through the Replacement Plan process. [For example]:</p> <p>a) Buildings must not exceed 14 metres in height above ground level. <u>The maximum height of any building does not apply to the following land where a maximum building height of 20 metres shall apply to buildings for a retirement village:</u></p> <p><u>i. Lot 1 DP 77997 CT CB46D/74;</u></p> <p><u>ii. Town Section 118 DP 3780; and</u></p> <p><u>iii. Town Section 119 DP 3780.</u></p>
758.1	Tosh Prodanov	PC14	Seek Amendment	[Delete 14.6.2.1.b. Minimum building height]
772.1	Robert Braithwaite	PC14	Seek Amendment	<p>Amend the minimum height rules for the subject area to allow for single level dwellings for older residents.</p> <p>Specific properties affected by this change:</p> <p>- 104 Bristol Street St Albans</p> <p>- 108 Bristol Street St Albans</p>
777.2	Lisa Winchester	PC14	Seek Amendment	Resource consent is still required and dwellings in suburbs should be limited to 2 storeys high. Losing valuable sunlight is a major concern.
793.4	Fiona Bennetts	PC14	Support	[Retain height limit]
807.6	Howard Pegram	PC14	Seek Amendment	Amend maximum building height to 7m.
814.172	Carter Group Limited	PC14	Seek Amendment	Amend Rule 14.6.2.1, so as to provide for a 23m maximum building height.
823.138	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Amend, so as to provide for a 23m maximum building height.
834.218	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Amend clause (a) of the rule as follows: a. Buildings must not exceed 14 <u>22</u> metres in height above ground level; b. <u>Buildings located in the Height Variation Control overlay must not exceed 36 metres in height above ground level;</u>

835.15	Historic Places Canterbury	PC14	Seek Amendment	The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.
842.37	Fire and Emergency	PC14	Seek Amendment	Amend 14.6.2.1-Building height as follows: Advice note: 1. See the permitted height exceptions contained within the definition of height <u>2. Emergency service facilities, emergency service towers and communication poles are exempt from this rule.</u>
862.2	Lloyd Barclay	PC14	Seek Amendment	Seeks that building height is restricted to three storeys in residential areas.
864.2	Douglas Corbett	PC14	Seek Amendment	High Density housing in Central City only
866.2	Helen Adair Denize	PC14	Oppose	Opposes three storey height in residential areas.
867.2	Robina Dobbie	PC14	Oppose	Oppose minimum two-storey building heights in the High Density Residential Zone.
870.4	Susanne Antill	PC14	Oppose	Oppose increased height limits of buildings.
889.2	Susanne Elizabeth Hill	PC14	Oppose	Opposes a maximum height allowing 4-5 storeys without a resource consent. Oppose any height allowing 6 storeys.
890.2	Graham William Hill	PC14	Oppose	Opposes 4-5 storeys building height in HRZ (particularly in Strowan).
892.4	Wayne Robertson	PC14	Oppose	[Remove] height restrictions regarding residential dwellings in High Density Zones.
902.19	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[That the permitted] building height [is reduced to no more than] 12metres [outside the city centre].
903.36	Danne Mora Limited	PC14	Oppose	Delete High Density Zone Built form standard 14.6.2.1.b requiring residential units to be not less than 7m above ground level.
1047.4	Anna McKenzie	PC14	Oppose	Opposes 12m height in residential suburbs.
1075.4	Diana Shand	PC14	Oppose	Oppose high buildings in residential areas that affect heritage and existing dwellings.

14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary

Original Submission No	Submitter	Plan Change	Position	Decision Requested
12.2	Guy and Anna Parbury	PC14	Oppose	<i>[Remove sunlight access qualifying matter]</i>
14.2	Kathryn Collie	PC14	Seek Amendment	Less restrictive recession plane rules to enable the increased density intended by the Government
14.8	Kathryn Collie	PC14	Seek Amendment	Prioritise and make an early determination on the recession plane qualifying matter.
21.5	Grant McGirr	PC14	Oppose	That no changes to rules lessen the amount of sunlight that any property (house and land) currently receives.
23.6	Linda Barnes	PC14	Seek Amendment	Amend Sunlight Access Qualifying Matter so that sunlight can go lower in the winter months.
24.1	John Hurley	PC14	Oppose	Opposes changes to recession plane / height in relation to boundary rules.
45.3	Kelvin Lynn	PC14	Seek Amendment	Amend Rule 14.6.2.2 Height in relation to boundary in the High Density Residential Zone to provide for more sunlight in winter.
52.1	Gavin Keats	PC14	Seek Amendment	Amend 14.6.2.2 to require high density six story housing does not rob neighbours on the Southside of winter sun.
55.3	Tobias Meyer	PC14	Support	Supports provisions as notified.

61.6	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	<p>Section 14.6.2.2 (a) refers to Appendix 14.15.2 Diagram D. In the absence of any site-specific S32 evaluation of impacts for this site, add a new Diagram E for the HRZ zone which matches the current Plan recession planes being current Appendix 14.16.2 Diagram C (varying from 35 to 50 to 55 degrees, commencing 2.3m above the site boundary). Reference this change in section 14.6.2.2.</p> <p>Section 14.6.2.2 (b). Delete all words from “unless” so that the clause reads: <i>“For any part of a building above 12m in height, the recession plane under a. shall apply.”</i></p> <p>Section 14.6.2.2 (c). Change subclause iv to read: <i>“ the construction of three or more residential units of a maximum of 14 metres in height, to any part of a building;</i> <i>A. On a northern site boundary as defined by Diagram D, and</i> <i>B. On any other site boundary where the directly neighbouring building is already constructed to the full extent allowed by this section 14.6.2.2 (c), and</i> <i>C. Along the first 20 metres of a side boundary measured from the road boundary; or</i> <i>D. Within 60% of the site depth, measured from the road boundary, whichever is the lesser. For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below.”</i></p>
61.9	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Amend 14.6.2.2 by requiring that Sunlight Access Qualifying Matter applies as an upper limit of shading for developments.
61.38	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Amend 14.6.2.2 by including a reference to the proposed Diagram E in Appendix 14.15.2.
61.40	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Delete all words from “unless” from 14.6.2.2.
61.41	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	<p>Amend Section 14.6.2.2 (c), subclause iv by including the following sentences: "the construction of three or more residential units of a maximum of 14 metres in height, to any part of a building;</p> <p><u>A. On a northern site boundary as defined by Diagram D;</u></p> <p><u>B. On any other site boundary where the directly neighbouring building is already constructed to the full extent allowed by this section 14.6.2.2 (c),; and</u></p> <p>A.C. Along the first 20 metres of a side boundary measured from the road boundary; or</p>

				B-D. Within 60% of the site depth, measured from the road boundary, whichever is the lesser. For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below.”
61.53	Victoria Neighbourhood Association (VNA)	PC14	Oppose	Retain recession planes as set out in the operative District Plan.
63.29	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
63.78	Kathleen Crisley	PC14	Seek Amendment	Clarify the impacts on neighbouring properties for sunlight access if a building is set back, as noted, at various heights above 12 metres.
67.2	Rachel Davies	PC14	Support	Retain and increase the Sunlight Access qualifying matter.
67.11	Rachel Davies	PC14	Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land
70.5	Paul Wing	PC14	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
72.7	Rosemary Neave	PC14	Oppose	Remove the Sunlight Access Qualifying Matter from the proposed District Plan.
89.14	Andrew Evans	PC14	Support	Support provisions as notified.
100.4	Mary Clay	PC14	Seek Amendment	Proposed recession planes have the potential to result in poor outcomes that affects access to sunlight and privacy.
103.4	Damian Blogg	PC14	Seek Amendment	[Lower recession planes]
104.4	Ann Clay	PC14	Seek Amendment	[Lower recession planes]
109.1	Kaye Thomson	PC14	Oppose	Oppose more permissive height in relation to boundary rule for Paparoa Street residential properties.
112.8	Nikki Smetham	PC14	Support	[Retain Sunlight Access Qualifying Matter]
119.6	Tracey Strack	PC14	Seek Amendment	<ul style="list-style-type: none"> • That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and, • That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.
121.5	Cameron Matthews	PC14	Oppose	The proposed QM is designed to undermine the goals of NPS-UD and MDRS regarding housing density, availability, and affordability, it lacks site-specific identification or analysis, is likely to be ineffective at achieving its ostensible goal of achieving weather-parity between Christchurch and Auckland, is not strategic in the medium or long term, and has an unspecified but highly negative impact on housing density and capacity.

			<p>The proposed Sunlight Access Qualifying Matter should therefore be removed from the plan.</p> <p>The proposal has a high impact, which is obfuscated by CCC's impact assessment only including the effect on RS zones transitioning to MRZ. They assert 3 that within that group, 96% of the floorspace that would be enabled by MDRS would be achieved with their proposed QM. However, this gives no consideration to the impact on plan-enabled or feasible housing capacity in the extensive areas of the city operatively zoned RMD which will change to MRZ, nor the areas zoned for HRZ around key activity centres. This limitation selectively excludes potentially smaller, more centrally located sites (existing RMD-zone) which are likely at higher demand than the more peripheral RS-zoned sites. Those smaller RMD sites are more negatively impacted by CCC's proposed recession planes than larger ones, as the increased setbacks and lowered recession planes intersect to cause the feasible building height limit to not necessarily reach the full 12m required by MDRS. If these much more extensive zones (all of MRZ and HRZ) were included in the impact assessment, it would likely show a much greater reduction in the number of allowable and feasible homes. As the true impact of the proposed QM is not known to the public and is likely to be high (given the vast scale on which it's proposed to be applied), the Sunlight Access Qualifying Matter should be removed from the proposal.</p> <p>The arguments that CCC put forward in favour of the proposed QM are deficient. In broader context, the implication that national laws should be applied to Auckland, Hamilton, Tauranga, and Wellington as written, but Christchurch – the country's second largest city – with a post-hoc 'calibration' factor is absurd. The rules around NPS-UD and MDRS were clearly considered to apply nation-wide, with enabling legislation passed with supermajorities in parliament backed by all Canterbury and Christchurch MPs, and Christchurch even being mentioned explicitly in the third reading of the MDRS bill 4. The proposal – embarrassingly – treats Christchurch as though it were some forgettable, large-rural-town rather than the forward-looking, community focussed, youthful and diverse city that I think of it as, and seeks special status as such, which if implemented would – in my opinion – not be lawful, and therefore the Sunlight Access Qualifying Matter should be removed from the proposal.</p> <p>Additionally, CCC's premise that differences in outcomes between centres having implemented MDRS and NPS-UD can be calibrated-out by simply accounting for the differences in the angle of the sun's zenith on the winter solstice is simplistic and erroneous. Differences in outcomes in indoor and outdoor temperatures and irradiance</p>
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				between centres will be due to myriad of social, geographical, meteorological, and economic factors, not to mention site-specific factors like grade/slope, vegetation, nearby topographical features, to name a few, not just latitude. These site-specific analyses and evidence are required by the MDRS and NPS-UD rules for Qualifying Matters yet have not been assessed for this proposal. CCC's attempt to neutralise those intrinsic differences between centres – by only altering recession planes, such that they create an un-due restriction on density – will therefore be ineffective at 'managing the specific features' (as per NPS-UD), and therefore the Sunlight Access Qualifying Matter should be removed from the proposal.
121.22	Cameron Matthews	PC14	Seek Amendment	Increase the maximum permitted height within the Height in Relation to Boundary exemption in the High Density Residential Zone to 18-21m for the front 20m of a site, for 6-storey enablement in the High Density Residential Zone. Consider retaining 14m permitted height limit for rest of site.
164.5	James and Adriana Baddeley	PC14	Support	That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary
169.2	Richard Moylan	PC14	Seek Amendment	Support the sunlight qualifying matter and enhancing it to provide for outdoor washing drying.
187.3	Tom Logan	PC14	Support	<i>[Retain 14.6.2.2 c. iv.]</i>
187.10	Tom Logan	PC14	Seek Amendment	Remove entirely or relax recession planes for buildings in HRZ.
188.5	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.
189.3	Matt Edwards	PC14	Seek Amendment	Relevant clause: 14.6.2.2.c.iv. Relax requirements for the removal of recession planes to make it more feasible to developers to build on the front of a site.
189.5	Matt Edwards	PC14	Oppose	14.6.2.2.a - Remove Sunlight Access QM.
189.10	Matt Edwards	PC14	Oppose	Relevant clause: 14.6.2.2.b (Clause that dictates that recession planes still apply on parts of buildings above 12 m). Remove recession planes for taller buildings in HRZ, while maintaining height limits which was intention of NPS-UD.
191.13	Logan Brunner	PC14	Support	<i>[Retain c.iv]</i>
191.15	Logan Brunner	PC14	Oppose	<i>[Remove proposed QM Sunlight Access]</i>
191.19	Logan Brunner	PC14	Seek Amendment	<i>[Remove b.]</i> Remove entirely or relax recession planes for buildings in the High Density Residential Zone.
196.4	Brian Gillman	PC14	Support	<i>[Retain Sunlight Access Qualifying Matter as proposed]</i>

198.2	Megan Walsh	PC14	Oppose	Opposes 3 story buildings that will impact sunlight, privacy, safety and parking in most of the residential neighbourhoods.
199.2	Joshua Wight	PC14	Support	<i>[Re: 14.6.2.2.c.iv]</i> Support Perimeter-block form-factors encouraged in high-density neighbourhoods – eyes on the street.
203.4	Steve Petty	PC14	Oppose	Opposes building heights of 3 storeys that impact privacy, noise, housing, animals, people, green spaces and parking.
205.8	Addington Neighbourhood Association	PC14	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.
205.30	Addington Neighbourhood Association	PC14	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.
220.5	Martin Snelson	PC14	Seek Amendment	Amend the recession plane angles to maximise sunlight
221.5	Cynthia Snelson	PC14	Seek Amendment	Amend the recession plane angles to maximise sunlight
222.7	Deans Avenue Precinct Society Inc.	PC14	Seek Amendment	Support the proposal to add a Qualifying Matter that would better allow sunshine to reach neighbouring properties, especially in the winter. This must apply to both Medium Density Residential Zone and High Density Residential Zone.
222.10	Deans Avenue Precinct Society Inc.	PC14	Oppose	Oppose any reduction of sunlight because the recession plane rules, as proposed, allow less sunlight than the existing rules, and should therefore, not be further reduced.
233.8	Paul Clark	PC14	Oppose	Oppose <i>[Sunlight Access Qualifying Matter]</i>
237.42	Marjorie Manthei	PC14	Seek Amendment	Amend 14.6.2.2 (b) so that the current residential recession plane applies, regardless of height.
258.4	Stephen Bryant	PC14	Seek Amendment	Amend recession planes for Christchurch to ensure they meet the Australian standard.
261.8	Maia Gerard	PC14	Oppose	Opposes the Sunlight Access Qualifying Matter
262.6	Alfred Lang	PC14	Oppose	<i>[Regarding the Sunlight Access Qualifying Matter]</i> seek[s] that the council drop this qualifying matter.
263.6	Harley Peddie	PC14	Oppose	<i>[Regarding the Sunlight Access Qualifying Matter]</i> seek[s] that the council drop this qualifying matter.
264.8	Aaron Tily	PC14	Oppose	<i>[Regarding the Sunlight Access Qualifying Matter]</i> seek[s] that the council drop this qualifying matter.
265.8	John Bryant	PC14	Oppose	<i>[Regarding the Sunlight Access Qualifying Matter]</i> seek[s] that the council drop this qualifying matter.

266.8	Alex Hobson	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
267.8	Justin Muirhead	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] The council drop this qualifying matter.
268.8	Clare Marshall	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
269.8	Yvonne Gilmore	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
270.8	Rob Harris	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
271.8	Pippa Marshall	PC14	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
272.6	Caitriona Cameron	PC14	Seek Amendment	<p>The proposal should increase protection of sunlight access to maximise liveability features in new developments.</p> <p>- The recession plane angles should be reduced to provide more sunshine access than in Auckland, not the same, to take account of the colder temperatures in Christchurch.</p> <p>- Recession planes and setbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties. Recession plane angles should be reduced for those sites bordering sites narrower than the suggested standard of 15m.</p>
273.8	Ian Chesterman	PC14	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
274.8	Robert Fleming	PC14	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
276.4	Steve Burns	PC14	Support	[Retain sunlight access provisions]
295.4	Barry Newman	PC14	Oppose	I w[ould] like the existing process of council and neighbour consent remain.
315.2	Denis Morgan	PC14	Seek Amendment	14.6.2.2 Requested Action o Delete the second sentence of Clause 14.6.2.2
315.9	Denis Morgan	PC14	Seek Amendment	<p>Delete the second sentence [in sub-clause a.] of Rule 14.6.2.2 Height in relation to boundary [... 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.]</p> <p>See over for drawing [on the last page of the submission]</p>
330.2	John Stackhouse	PC14	Seek Amendment	The submitter requests that where a high-density zone (HDZ) meets medium density zone (MDZ, the boundary) medium density requirements in terms of heights and recession planes should be applied.

330.4	John Stackhouse	PC14	Seek Amendment	Recession planes would be applied to the new boundary 6m from the neighbouring MDZ properties.
334.4	Michael Tyuryutikov	PC14	Oppose	Retain existing sunlight requirements for residential properties.
337.4	Anna Melling	PC14	Seek Amendment	That maximum heights be lowered to account for lower sun height further south.
342.7	Adrien Taylor	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
344.3	Luke Baker-Garters	PC14	Oppose	Removal of the city-wide sunlight access qualifying matter in its entirety
345.8	Monique Knaggs	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.
346.8	George Laxton	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
347.8	Elena Sharkova	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
350.6	Felix Harper	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
354.2	Waimāero Fendalton-Waimairi-Harewood Community Board	PC14	Support	[S]trongly supports the proposed recession planes.
360.3	Rebecca West	PC14	Seek Amendment	[Require] greater attention to the mitigation of the loss of sunlight to neighboring properties
361.5	James Gardner	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
362.6	Cynthia Roberts	PC14	Oppose	Opposes the Sunlight Access Qualifying Matter.
363.7	Peter Galbraith	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
364.9	John Reily	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
365.7	Andrew Douglas-Clifford	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
366.8	Olivia Doyle	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
367.19	John Bennett	PC14	Seek Amendment	That the recession plane angles be lowered to allow adequate sunlight into ground floor housing units on adjacent sites during mid winter.
370.8	Simon Fitchett	PC14	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.

372.8	Julia Tokumaru	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
373.8	Mark Stringer	PC14	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
374.9	Michael Redepenning	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
375.9	Aidan Ponsonby	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
379.8	Indiana De Boo	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
384.9	Christopher Seay	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
385.3	Claire Williams	PC14	Seek Amendment	[Seeks that] the recession planes for Christchurch should meet the Australian Standard.
387.9	Christopher Henderson	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
389.7	Emma Coumbe	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
391.9	Ezra Holder	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
392.9	Ella McFarlane	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
393.9	Sarah Laxton	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
394.8	Lesley Kettle	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
395.9	Emily Lane	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
406.3	Michael Andrews	PC14	Seek Amendment	Seek amendment to the height in relation to boundary rules to ensure ground floors get sunlight all year round.
408.2	William Menzel	PC14	Oppose	Oppose the change to allow taller buildings and resultant limited sun access. [No change specified].
410.4	Teresa Parker	PC14	Oppose	[O]pposes allowing three storey buildings to be built in residential areas that will block sun for such significant parts of the year.
413.6	Caroline May	PC14	Oppose	Increased density / building height be located in the inner city and outer suburbs, not existing suburbs.

414.4	Jenene Parker	PC14	Seek Amendment	Maximum height limits for residential homes not interfere with sunlight access for neighbours.
415.10	Blake Thomas	PC14	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
416.7	Anake Goodall	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
417.3	Viso NZ Limited	PC14	Oppose	Seek amendment to 4m 60° recession plane
425.5	Tom King	PC14	Seek Amendment	Consideration needs to be given and requirements increased for developers, as to the impact that high density housing and increased height will have on existing houses/ neighbours to minimise loss of privacy, sunlight and road congestion.
428.2	Sarah Wylie	PC14	Support	Support the changes to this standard
435.4	Madeleine Thompson	PC14	Oppose	[Oppose High Density Residential Height in relation to boundary provisions]
454.2	Steve Hanson	PC14	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.
454.13	Steve Hanson	PC14	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.
469.5	Beverley Nelson	PC14	Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.
477.6	Di Noble	PC14	Oppose	Oppose changes to height [and height in relation to boundary] limits in the residential zones.
485.4	John Buckler	PC14	Oppose	Change 45 St. Albans Street to a Medium Density Residential zone or preserve current sunlight.
502.4	Kyri Kotzikas	PC14	Seek Amendment	Amend the height in relation to boundary recession plane to 45 degrees from 3m at the southern boundary. Allow non-compliances with this standard to be notified to adjacent properties.
503.3	Jamie Lang	PC14	Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.
505.7	Jarred Bowden	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
507.3	Paul Young	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
507.7	Paul Young	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
510.4	Ewan McLennan	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

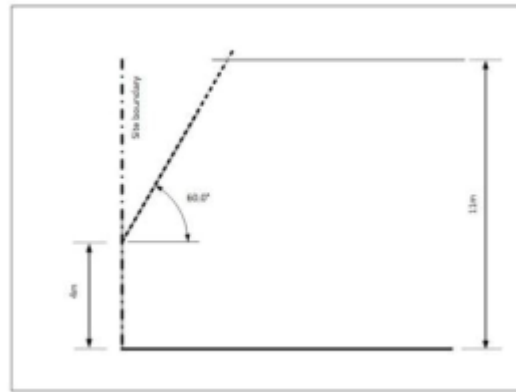
512.5	Harrison McEvoy	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
514.7	Ann Vanschevensteen	PC14	Oppose	The council drop the Sunlight Access Qualifying Matter.
515.8	Zachary Freiberg	PC14	Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.
516.10	Jessica Nimmo	PC14	Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.
517.8	Alex McNeill	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
518.8	Sarah Meikle	PC14	Seek Amendment	[That the Sunlight Access Qualifying Matter only applies to developments within the 4 Avenues].
519.17	James Carr	PC14	Oppose	[O]ppose the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
520.8	Amelie Harris	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
521.8	Thomas Garner	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
522.8	Lisa Smailes	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
523.7	Adam Currie	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
524.8	Daniel Tredinnick	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
525.8	Gideon Hodge	PC14	Oppose	That Council drops [the Sunlight Access] qualifying matter.
527.8	Kaden Adlington	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
528.5	Kelsey Clousgon	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
529.8	Daniel Carter	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
531.7	Claire Cox	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
532.8	Albert Nisbet	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
533.8	Frederick Markwell	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

537.6	Matt Johnston	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
551.12	Henry Seed	PC14	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
552.11	David Moore	PC14	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
553.9	Josh Flores	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
554.9	Fraser Beckwith	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
555.9	James Cunniffe	PC14	Oppose	
556.13	Winton Land Limited	PC14	Seek Amendment	<p>Amend 14.6.2.2 as follows:</p> <p>14.6.2.2 Height in relation to boundary</p> <p>. No part of any building below a height of 12m shall project beyond a 60o building envelope constructed by recession planes shown in Appendix 14.16.2 Diagram D- <u>measured</u> from points <u>34m vertically</u> above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</p> <p>b. For any part of a building above 12m in height, the recession plane under a. shall apply, unless that part of the building above 12m in height is set back from the relevant boundary of a development site as set out below:</p> <p>i. northern boundary: 6 metres;</p> <p>ii. southern boundary: 8 metres; and</p> <p>iii. eastern and western boundaries: 7 metres where the boundary orientation is as identified in Appendix 14.16.2 Diagram D, in which case there shall be no recession plane requirement for that part of the building above 12m in height.</p> <p>c. This standard does not apply to—</p> <p>i. a boundary with a road;</p> <p>ii. existing or proposed internal boundaries within a site;</p> <p>iii. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</p> <p>iv. the construction of three or more residential units of a maximum of 14 <u>23</u> metres in height from ground level, to any part of a building:</p> <p>A. along the first 20 metres of a side boundary measured from the road boundary; or</p>

B. within 60% of the site depth, measured from the road boundary, whichever is lesser. For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below.

Delete figure 1 and replace with new figure as per the submission

Insert new diagram:



557.6	Peter Beswick	PC14	Oppose	Delete sunlight access qualifying matter
559.9	Mitchell Tobin	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
560.9	Reece Pomeroy	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
562.9	Rob McNeur	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
563.7	Peter Cross	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
565.8	Angela Nathan	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
566.9	Bruce Chen	PC14	Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.

567.8	Mark Mayo	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
568.8	Hazel Shanks	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
570.8	Christine Albertson	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
571.8	James Harwood	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
572.8	Yu Kai Lim	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
573.8	Jeff Louttit	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
574.8	Henry Bersani	PC14	Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter.
575.8	Jeremy Ditzel	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
576.10	Juliette Sargeant	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
577.9	James Robinson	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
578.8	Jamie Dawson	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter
580.4	Darin Cusack	PC14	Seek Amendment	That the Sunlight Qualifying Matter be more conservative than proposed.
584.8	Claudia M Staudt	PC14	Seek Amendment	That sunlight access be better protected by further amending the medium/highdensity southern boundary recession plane to 45° from 3m at the boundary: and, That neighbours along the southern boundaries of any proposed developmentsthat involve non-compliances with height or access to sunlight rules can be notifiedof the required resource consents and to make submissions.
587.8	Ciaran Mee	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
588.8	David Lee	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
589.8	Krystal Boland	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
590.8	Todd Hartshorn	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter

591.8	Helen Jacka	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
599.2	David Townshend	PC14	Oppose	[Delete Sunlight Access Qualifying Matter]
612.6	Hamish McLeod	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
613.6	Noah Simmonds	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
615.24	Analijia Thomas	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
623.10	Peter Dobbs	PC14	Seek Amendment	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
624.7	Daniel Scott	PC14	Oppose	[Opposes] the Sunlight Access Qualifying Matter. Seek that the council drop this qualifying matter.
625.11	Pamela-Jayne Cooper	PC14	Seek Amendment	[That b. is deleted]
633.4	James Dunne	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
638.11	Central Riccarton Residents' Association Inc	PC14	Seek Amendment	[Remove exemptions and amend recession plane to provide more sunlight access]
639.7	Rory Evans Fee	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
643.8	Keegan Phipps	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
644.5	Fay Brorens	PC14	Seek Amendment	The submitter supports higher desnity with no specific residential zone identified
646.8	Archie Manur	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
652.9	Declan Cruickshank	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.
653.5	David McLauchlan	PC14	Seek Amendment	Review the recession plane angle to preserve the morning sun.
655.8	Daymian Johnson	PC14	Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter.
656.8	Francesca Teague-Wytenburg	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council [remove] this qualifying matter.

658.7	Ben Thorpe	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
660.8	Bray Cooke	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
661.7	Edward Parkes	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
662.7	Bryce Harwood	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
673.3	Anne Ott	PC14	Seek Amendment	Amend the recession planes to ensure that they meet the Australian standard and ensure at least 2 hours of sunlight a day.
674.9	David Ott	PC14	Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.
676.1	Jack Gibbons	PC14	Seek Amendment	Remove clause 14.6.2.2.b that requires setbacks in the HRZ zone for parts of the building over 14m
676.2	Jack Gibbons	PC14	Seek Amendment	c.iv.A - Deepen the allowable building to 21.5m to account for front setbacks (or remove front setbacks)
685.58	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Add a subclause to (b) reading, "the upper 50% of a gable roof, measured vertically", with an appropriate illustration
685.59	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Amend subclause (c)(i) to, "A boundary with a road where the property boundary across the road is further than <u> </u> "
713.10	Girish Ramlugun	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
715.10	Sara Campbell	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council remove this qualifying matter.
717.10	Jonty Coulson	PC14	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
718.8	Gareth Holler	PC14	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
719.8	Andrew Cockburn	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
720.28	Mitchell Coll	PC14	Seek Amendment	Add a subclause to (b) reading, " <i>the upper 50% of a gable roof, measured vertically</i> ", with an appropriate illustration to remove ambiguity.

720.29	Mitchell Coll	PC14	Seek Amendment	Change the rule so it applies along road boundaries. Amend subclause (c)(i) to, “A boundary with a road where the property boundary across the road is further than (<i>a distance to be determined</i>).
721.7	Ethan Pasco	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
724.5	Alan Murphy	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
727.3	Birdie Young	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
733.9	Michael Hall	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
734.6	Marie Byrne	PC14	Seek Amendment	Increase the height threshold for sunlight recession minimums.
735.2	Paula Rowell	PC14	Oppose	Seeks that apartment blocks are not allowed in Merivale
736.2	Hannah Wilson Black	PC14	Seek Amendment	Stronger protections for the sunlight access of neighbouring properties where development may occur.
738.8	Pim Van Duin	PC14	Oppose	Seeks the Council drops Sunlight Access qualifying matter.
752.8	Amanda Smithies	PC14	Oppose	oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
753.10	Piripi Baker	PC14	Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
754.10	Alex Shaw	PC14	Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
762.11	New Zealand Institute of Architects Canterbury Branch	PC14	Support	[Supports] [s]unlight access qualifying matters
762.46	New Zealand Institute of Architects Canterbury Branch	PC14	Support	[Supports] [s]unlight access qualifying matters
783.4	Roman Shmakov	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek[s] that the Christchurch City Council removes the details in sub-chapter 14.6.2.2 that enable this qualifying matter.
791.4	Marie Dysart	PC14	Support	Supports that the current proposal of the CCC sets lower recession planes on the south side of sites throughout the whole city, in order to reduce shading on properties to the south.

814.173	Carter Group Limited	PC14	Seek Amendment	Amend Rule 14.6.2.2, to align with Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Amendment Act.
823.139	The Catholic Diocese of Christchurch	PC14	Support	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.
832.8	Finn Jackson	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
834.77	Kāinga Ora – Homes and Communities	PC14	Oppose	14.6.2.2 – Height in relation to Boundary. Delete the Sunlight Access qualifying matter and all associated provisions.
834.219	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Redraft provisions to improve clarity for plan users and ensure that dimensions referred to in the provision reflects block sizes within the High Density Zone.
835.18	Historic Places Canterbury	PC14	Support	The submitter supports sunlight access being a qualifying matter in the high density zone.
837.8	Sylvia Maclaren	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
839.8	Jacinta O'Reilly	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
840.9	Rosa Shaw	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
841.9	Jess Gaisford	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
843.8	Allan Taunt	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
844.8	Hayden Smythe	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
846.11	Lauren Bonner	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
847.8	Will Struthers	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
851.3	Robert Leonard Broughton	PC14	Seek Amendment	Seek amendment to the qualifying matter [make them more restrictive].
859.3	Ministry of Housing and Urban Development	PC14	Oppose	That the Sunlight Access Qualifying Matter is deleted
861.2	Julie Robertson-Steel	PC14	Seek Amendment	Seek amendment to the recession planes because they may still result in no ground-floor sun for over three months of the year if an adjoining property ends up with a three-storey or higher dwelling to the north.

870.16	Susanne Antill	PC14	Oppose	Oppose denser housing which will actually cut sunlight from residences
876.5	Alan Ogle	PC14	Seek Amendment	Seek amendment to the Sunlight Qualifying Matter to be more conservative than proposed.
893.17	Susanne and Janice Antill	PC14	Oppose	Oppose denser housing which will actually cut sunlight from residences.
918.8	Geoff Banks	PC14	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council maintain this qualifying matter.
1049.8	Dylan Lange	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks

Original Submission No	Submitter	Plan Change	Position	Decision Requested
23.2	Linda Barnes	PC14	Seek Amendment	[Increase setbacks]
57.3	Debbie Smith	PC14	Oppose	Amend 14.6.2.3-Setbacks to mitigate the loss of light to neighbouring property.
89.15	Andrew Evans	PC14	Support	Support provisions as notified in particular 14.6.2.3.b iii. and 14.6.2.3.b ii.
205.13	Addington Neighbourhood Association	PC14	Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.
220.8	Martin Snelson	PC14	Seek Amendment	Increase setbacks
221.8	Cynthia Snelson	PC14	Seek Amendment	Increase setbacks
360.1	Rebecca West	PC14	Seek Amendment	Increase the minimum setbacks from the front boundary
383.2	Colin Dunn	PC14	Seek Amendment	[That] 2 and 3 level buildings [are required] to be more than 1 meter from the boundary
469.6	Beverley Nelson	PC14	Seek Amendment	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.
638.6	Central Riccarton Residents' Association Inc	PC14	Seek Amendment	[Delete b.ii exemption for internal access accessory buildings or garages]
653.2	David McLauchlan	PC14	Seek Amendment	Have a building setback of 11.5m from the road centre line.

673.4	Anne Ott	PC14	Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.
674.8	David Ott	PC14	Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.
676.4	Jack Gibbons	PC14	Seek Amendment	Change side and front setbacks to 0m.
685.60	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Add a further subclause to restrict garage doors to those that do not extend past the property boundary.
685.61	Canterbury / Westland Branch of Architectural Designers NZ	PC14	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.
685.62	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Rewrite subclause (b)(iii) to, "Front boundary setbacks: Eaves, roof overhangs and / or guttering to a total maximum of 300mm in width measured from the outside extent of a building."
701.9	Ian McChesney	PC14	Seek Amendment	[S]etbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties.
720.30	Mitchell Coll	PC14	Seek Amendment	Add a further subclause to restrict garage doors to those that do not extend past the property boundary.
720.32	Mitchell Coll	PC14	Seek Amendment	Rewrite subclause (b)(iii) to, " <i>Front boundary setbacks: Eaves, roof overhangs and / or guttering to a total maximum of 300mm in width measured from the outside extent of a building.</i> "
734.4	Marie Byrne	PC14	Seek Amendment	[Seek] adding an interface between heritage properties and residential areas
762.25	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[That the Council develops a proposal where the public domain can accommodate for building setbacks over time, such as development contributions to aid in street upgrades in lieu of having a setback].
783.6	Roman Shmakov	PC14	Seek Amendment	[S]eek[s] that setbacks on the roadside side of section perimeters are removed to allow for perimeter block development.
829.11	Kiwi Rail	PC14	Seek Amendment	Amend Rule 14.6.2.3 as follows:

				14.6 Rules – High Density Residential Central City Zone	<p>14.6.2.3 Road-boundary building Setbacks</p> <p><u>a. Buildings must be set back from the relevant boundary by the minimum depth listed below:</u></p> <p><u>i. Front: 1.5 metres</u></p> <p><u>ii. Side: 1 metre</u></p> <p><u>iii. Rear: 1 metre (excluded on corner sites)</u></p> <p><u>(iv). Rail corridor boundary: 5 metres</u></p>
834.220	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Retain clause (a) and (b)(i) as notified. Amend clause (b)(ii) and (iii) as follows: (b) This standard does not apply to site boundaries: (i) ... (ii) side and rear setbacks: for accessory buildings or garages, <u>including garages</u> that internally access a residential unit, where the accessory building or garage is less than 3 metres in height and the total length of the building does not exceed 10.1m; and (iii) front boundary setbacks: where eaves, and <u>and</u> roof overhangs, <u>and</u> <u>porches</u> up to 300 <u>600</u> mm 600mm in width and guttering up to 200mm in width from the wall of a building intrude into the boundary setback.	
842.38	Fire and Emergency	PC14	Seek Amendment	Amend 14.6.2.3-Setbacks as follows: <u><i>Advice note:</i></u> <u><i>Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</i></u>	

14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.4 - Outlook space

Original Submission No	Submitter	Plan Change	Position	Decision Requested
673.5	Anne Ott	PC14	Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.
674.6	David Ott	PC14	Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking

				neighbouring living areas, as part of the assessment process for all developments.
674.7	David Ott	PC14	Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.
685.63	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Add a further subclause to subclause (i) reading, “be contained within the property boundaries.”
685.64	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Rewrite the subclause [i.i] 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”
720.33	Mitchell Coll	PC14	Seek Amendment	Rule 14.6.2.4 (i) - Outlook Space Add a further subclause to subclause (i) reading, “be contained within the property boundaries.”
720.34	Mitchell Coll	PC14	Seek Amendment	Rule 14.6.2.4 (i)(i) Outlook Space 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”
834.221	Kāinga Ora – Homes and Communities	PC14	Support	Retain [standard] as notified.

14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.5 - Building separation

Original Submission No	Submitter	Plan Change	Position	Decision Requested
89.16	Andrew Evans	PC14	Seek Amendment	Oppose the provision as notified.
121.21	Cameron Matthews	PC14	Seek Amendment	Remove 10m High Density Residential Zone building separation rule – 14.6.2.5.

673.6	Anne Ott	PC14	Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.
674.5	David Ott	PC14	Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.
685.65	Canterbury / Westland Branch of Architectural Designers NZ	PC14	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 <u>on the same site</u> by at least 10 metres measured horizontally, except where a common wall is included.
720.35	Mitchell Coll	PC14	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.”
814.175	Carter Group Limited	PC14	Oppose	Oppose Rule 14.6.2.5. Seek that this is deleted.
823.141	The Catholic Diocese of Christchurch	PC14	Oppose	Delete
834.222	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Delete the rule and replace as follows: <u>Any parts of a building located more than 12m above ground level shall be separated by at least 10m from any other buildings on the same site that are also located more than 12m above ground level.</u> Or alternatively, delete the rule entirely.

14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.6 - Fencing and screening

Original Submission No	Submitter	Plan Change	Position	Decision Requested
30.8	Doug Latham	PC14	Seek Amendment	Amend Rule 14.6.2.6 'Fencing and screening' to revert to current provisions.
89.17	Andrew Evans	PC14	Seek Amendment	Seek amendment to 14.5.2.9 a. i. to require fence heights to be 1.8m (not 1.5m), or; Provide for 1.5m fencing height and amend to have 0.3m above this to be partially transparent.
684.7	Wayne Bond	PC14	Seek Amendment	[That] “i” be removed, with ['ii' / new 'i'] amended as follows: Location will read “Road boundary”; Fence height standard will read “Access visibility spay area 1.0m. Balance boundary width 1.8m.”

685.66	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Rewrite the rule to, “Any fencing provided shall meet the following standards, being the maximum permitted height <u>above the minimum floor level.</u> ”									
720.36	Mitchell Coll	PC14	Seek Amendment	<p>Rule 14.6.2.6 (a)</p> <p>Rewrite the rule to, “Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level.”</p>									
814.176	Carter Group Limited	PC14	Oppose	Oppose 14.6.2.6. Seek that this be deleted.									
823.142	The Catholic Diocese of Christchurch	PC14	Oppose	Delete									
834.223	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>Retain clause (iii) relating to internal boundaries as notified. Delete clauses (i) and (ii) and replace with the following (Operative Plan rule and associated diagrams reinstated):</p> <table border="1" data-bbox="961 792 1671 1304"> <thead> <tr> <th></th> <th><u>Fence type</u></th> <th><u>standard</u></th> </tr> </thead> <tbody> <tr> <td><u>i</u></td> <td><u>Where at least 50% of the fence structure is visually transparent</u></td> <td><u>1.8m</u></td> </tr> <tr> <td><u>ii</u></td> <td><u>Where less than 50% of the fence structure is visually transparent</u></td> <td><u>1.2m</u></td> </tr> </tbody> </table>		<u>Fence type</u>	<u>standard</u>	<u>i</u>	<u>Where at least 50% of the fence structure is visually transparent</u>	<u>1.8m</u>	<u>ii</u>	<u>Where less than 50% of the fence structure is visually transparent</u>	<u>1.2m</u>
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<u>i</u>	<u>Where at least 50% of the fence structure is visually transparent</u>	<u>1.8m</u>											
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Original Submission No	Submitter	Plan Change	Position	Decision Requested
52.9	Gavin Keats	PC14	Seek Amendment	Amend 14.5.2.2 to require that the 20 sq m of planting/outdoor living per section needs to be a usable shaped area, eg not a long narrow strip.
61.3	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Amend 14.6.2.7 to require that a residential unit at ground floor level must have a landscaped area of a minimum of 25% of a developed site with grass or plants and trees.
61.34	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Amend 14.2.6.7 to discourage the use of impervious/impermeable surfaces.
65.4	Ali McGregor	PC14	Seek Amendment	Encourage retention of tree canopy and green space on residential sites.
89.18	Andrew Evans	PC14	Oppose	Oppose the proposed provisions 14.6.2.7d-f Landscaped area and tree canopy Seek amendment to 14.6.2.7c: alter clause to 'The 20% landscaped area may be provided as a sum across the site, as long as there is a minimum dimension of 0.45m . (was 0.6m).
145.13	Te Mana Ora/Community and Public Health	PC14	Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.
146.3	Julie Kidd	PC14	Support	[S]upport[s] as much being done as possible to maintain tree canopy cover.
233.3	Paul Clark	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
237.37	Marjorie Manthei	PC14	Support	[Retain 14.6.2.7]
254.7	Emma Besley	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
261.3	Maia Gerard	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
262.3	Alfred Lang	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
263.3	Harley Peddie	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
264.3	Aaron Tily	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
265.3	John Bryant	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

266.3	Alex Hobson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
267.3	Justin Muirhead	PC14	Support	The council retains the tree canopy requirement and contributions plan.
268.3	Clare Marshall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
269.3	Yvonne Gilmore	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
270.3	Rob Harris	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
271.3	Pippa Marshall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
272.9	Caitriona Cameron	PC14	Seek Amendment	The proposal should increase minimum protection of green space and canopy cover. <ul style="list-style-type: none"> o All developments should include whatever green space is considered to be the minimum (i.e. no 'buying out'). o The CCC should provide, and consult on, a detailed plan about how green space will be provided, particularly in High Density Residential zones, before any changes are made to residential planning regulations.
273.3	Ian Chesterman	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
274.3	Robert Fleming	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
330.3	John Stackhouse	PC14	Seek Amendment	The submitter requests that where a high-density zone (HDZ) meets medium density zone (MDZ, the boundary) ensure at least a 10m natural planting corridor on HDZ areas where the HDZ bounds a MDZ.
342.3	Adrien Taylor	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
345.3	Monique Knaggs	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.
346.3	George Laxton	PC14	Support	[Seek] that the council retains the tree canopy requirement and contributions plan.
347.3	Elena Sharkova	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.
350.3	Felix Harper	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
361.3	James Gardner	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
362.3	Cynthia Roberts	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
363.3	Peter Galbraith	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

364.3	John Reily	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
365.3	Andrew Douglas-Clifford	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
366.3	Olivia Doyle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
370.3	Simon Fitchett	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
371.3	Nkau Ferguson-spence	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
372.3	Julia Tokumaru	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
373.3	Mark Stringer	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan
374.3	Michael Redepenning	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
375.3	Aidan Ponsonby	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
379.3	Indiana De Boo	PC14	Support	[S]eek[s] that the council retains the tree canopyrequirement and contributions plan.
384.3	Christopher Seay	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
387.3	Christopher Henderson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
389.11	Emma Coumbe	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
391.3	Ezra Holder	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
392.3	Ella McFarlane	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
393.3	Sarah Laxton	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
394.3	Lesley Kettle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
395.3	Emily Lane	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

415.6	Blake Thomas	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan
416.10	Anake Goodall	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
443.4	Summerset Group Holdings Limited	PC14	Seek Amendment	Amend all tree canopy provisions as they apply to residential zones within Christchurch City to specifically exclude retirement villages. For example... 14.5.2.2 Tree and garden planting Landscaped area and tree canopy cover 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 ... 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...
456.4	Michelle Alexandre	PC14	Support	Support more greenery, more trees
503.5	Jamie Lang	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.
505.10	Jarred Bowden	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
506.5	Alex McMahon	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
510.9	Ewan McLennan	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
512.9	Harrison McEvoy	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
514.9	Ann Vanschevensteen	PC14	Support	The council retains the tree canopy requirement and contributions plan.
515.3	Zachary Freiberg	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.
516.3	Jessica Nimmo	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
517.3	Alex McNeill	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
518.3	Sarah Meikle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

519.20	James Carr	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek that the council retains the tree canopy requirement and contributions plan.
519.28	James Carr	PC14	Seek Amendment	It would be good to have a limit on hard site coverage (and enforce it).
520.3	Amelie Harris	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.
521.3	Thomas Garner	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.
522.3	Lisa Smailes	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.
523.10	Adam Currie	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
524.3	Daniel Tredinnick	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
525.3	Gideon Hodge	PC14	Support	Seeks that Council retains the tree canopy requirement and contributions plan.
527.3	Kaden Adlington	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan
528.8	Kelsey Clousgon	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
529.3	Daniel Carter	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
531.10	Claire Cox	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
532.3	Albert Nisbet	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
533.3	Frederick Markwell	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
537.3	Matt Johnston	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan
551.8	Henry Seed	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
552.6	David Moore	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
553.6	Josh Flores	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

554.6	Fraser Beckwith	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
555.6	James Cunniffe	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
557.14	Peter Beswick	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
558.5	Jan-Yves Ruzicka	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan
559.6	Mitchell Tobin	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
560.6	Reece Pomeroy	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
562.6	Rob McNeur	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
563.13	Peter Cross	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
565.3	Angela Nathan	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
566.4	Bruce Chen	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
567.3	Mark Mayo	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
568.3	Hazel Shanks	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
569.3	Marcus Devine	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
570.3	Christine Albertson	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
571.3	James Harwood	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.

572.3	Yu Kai Lim	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
573.3	Jeff Louttit	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
574.3	Henry Bersani	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
575.3	Jeremy Ditzel	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
576.3	Juliette Sargeant	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
577.4	James Robinson	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
578.3	Jamie Dawson	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
580.12	Darin Cusack	PC14	Seek Amendment	[That] more green space [is] provided if there are any changes in additional housing density.
586.3	Joe Clowes	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
587.3	Ciaran Mee	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
588.5	David Lee	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
589.3	Krystal Boland	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
590.3	Todd Hartshorn	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
591.3	Helen Jacka	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
594.7	Hao Ning Tan	PC14	Support	Seeks that the Council retains the tree canopy requirement and contributions plan
595.6	Logan Sanko	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
596.6	Hayley Woods	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
597.6	Karl Moffatt-Vallance	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
598.6	Caleb Sixtus	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
600.3	Maggie Lawson	PC14	Support	[S]eek[s] that the council retains the tree canopyrequirement and contributions plan.
601.6	Jack Hobern	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
602.6	Devanh Patel	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.

603.6	Evan Ross	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
604.6	Daniel Morris	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
605.3	Benjamin Wilton	PC14	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
606.6	Alanna Reid	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
611.5	Ailbhe Redmile	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
615.6	Analijia Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.
621.3	Loren Kennedy	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
622.3	Ella Herriot	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
623.7	Peter Dobbs	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.
624.4	Daniel Scott	PC14	Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.
639.10	Rory Evans Fee	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
643.3	Keegan Phipps	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
646.3	Archie Manur	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
652.6	Declan Cruickshank	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
655.3	Daymian Johnson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
656.3	Francesca Teague-Wytenburg	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.
658.10	Ben Thorpe	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.

659.3	Lucy Wingrove	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
660.3	Bray Cooke	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
661.10	Edward Parkes	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
662.10	Bryce Harwood	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.
664.3	Catherine & Peter Morrison	PC14	Oppose	Require minimum tree cover. Oppose financial contributions as mitigation.
713.3	Girish Ramlugun	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
714.2	Russell Stewart	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
715.3	Sara Campbell	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
717.3	Jonty Coulson	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
718.3	Gareth Holler	PC14	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
719.3	Andrew Cockburn	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
720.31	Mitchell Coll	PC14	Support	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.
721.10	Ethan Pasco	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.

727.10	Birdie Young	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
733.4	Michael Hall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
738.3	Pim Van Duin	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
752.3	Amanda Smithies	PC14	Support	support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
753.3	Piripi Baker	PC14	Support	[Support] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
754.3	Alex Shaw	PC14	Support	Supports the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
762.5	New Zealand Institute of Architects Canterbury Branch	PC14	Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions.
762.26	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[Amend text to address spelling mistake in rule 14.6.2.7 g.ii "lanscaping"]
788.5	Marc Duff	PC14	Seek Amendment	Hornby should be exempt from the Tree Levy and Developers should be made to ensure density developments have a 20% tree canopycover.
794.5	Greg Partridge	PC14	Oppose	The submitter opposes the reduction in Christchurch's tree canopy cover by housing intensification. The Council should seek an immediate amendment to the Enabling Housing Supply and Other Matters Act to be implemented in order for regulations to be introduced that protect the city's tree canopy from being decimated by property developers.
798.9	Wolfbrook	PC14	Oppose	delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA
814.177	Carter Group Limited	PC14	Oppose	Oppose Rule 14.6.2.7. Seek that this is deleted.
823.143	The Catholic Diocese of Christchurch	PC14	Oppose	Delete
832.3	Finn Jackson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
834.121	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete Section 6.10A and all associatedprovisions.

834.224	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Delete [standard] and replace with the following: <u>14.5.2.2 landscaped area(1) A residential unit at ground floorlevel must have a landscaped area of a minimum of 20% of a developed sitewith grass or plants, and can includethe canopy of trees regardless of theground treatment below them.2. The landscaped area may be locatedon any part of the development site,and does not need to be associatedwith each residential unit.3. Non-residential activities must have a landscaped area of a minimum of20% of a developed site with grass orplants, and can include the canopy oftrees regardless of the groundtreatment below them.</u>
835.11	Historic Places Canterbury	PC14	Not Stated	The submitter supports all efforts to incentivise tree planting, including the canopy cover requirements relating to development and subdivision consents.
837.3	Sylvia Maclaren	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
839.3	Jacinta O'Reilly	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
840.3	Rosa Shaw	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
841.3	Jess Gaisford	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
843.3	Allan Taunt	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
844.3	Hayden Smythe	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
846.5	Lauren Bonner	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
847.3	Will Struthers	PC14	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
877.18	Otautahi Community Housing Trust	PC14	Seek Amendment	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.
877.30	Otautahi Community Housing Trust	PC14	Seek Amendment	[Regarding 14.6.2.7] Delete rule and replace with the following: <u>14.5.2.2 landscaped area</u> <u>(1)A residential unit atground floor level must have a landscaped area of a minimum of 20% of adeveloped site with grass or plants, and can include the canopy of treesregardless of the ground treatment below them.</u>

				<p><u>2.The landscaped area may be located on any part of the development site, anddoes not need to be associated with each residential unit.</u></p> <p><u>3. Non-residentialactivities must have a landscaped area of a minimum of 20% of a developed sitewith grass or plants, and can include the canopy of trees regardless of theground treatment below them.</u></p>
918.3	Geoff Banks	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
1049.3	Dylan Lange	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street

Original Submission No	Submitter	Plan Change	Position	Decision Requested
55.5	Tobias Meyer	PC14	Support	Retain Rule 14.6.2.8 - Windows to street.
89.19	Andrew Evans	PC14	Seek Amendment	Amend 14.6.2.8. b. to remove all mention of a single gable exclusion and replace to exclude all roof spaces.
89.27	Andrew Evans	PC14	Seek Amendment	Amend 14.6.2.8 a. to be 15% of street facing facade to be in glazing (proposed is 20%). or alternatively amend 14.6.2.8 e. to have concession to being 15% (proposed is 17.5%)
235.2	Geordie Shaw	PC14	Seek Amendment	[That the standard allows more flexibility in achieving the intent of the policies]
638.7	Central Riccarton Residents' Association Inc	PC14	Seek Amendment	[Remove] exemptions for street-facing glazing
673.7	Anne Ott	PC14	Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.

674.4	David Ott	PC14	Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.
685.67	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Amend subclause (c) from 12m to 6m
685.68	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[Require that t]he area be measured on the visible interior faces of walls.
685.69	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[That t]he area of measurement be more clearly defined, is it from finished floor level to finished ceiling level, or from ground level?
685.70	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	That the area calculation exclude any garage walls.
685.71	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Amend subclause (e) from 17.5% to 15%.
720.37	Mitchell Coll	PC14	Seek Amendment	<p>Rule 14.6.2.8</p> <ol style="list-style-type: none"> 1. Amend subclause (c) from 12m to 6m 2. 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. 3. The area of measurement be more clearly defined, is it from finished floor level to finished ceiling level, or from ground level? 4. That the area calculation exclude any garage walls. 5. Amend subclause (e) from 17.5% to 15%.
762.18	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[Introduce Clause or amend proposed rule] to address thermal performance of windows, including overheating or loss of heat depending on the orientation.
834.225	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Delete clause (e). Retain clause (a)-(d) as notified.
903.41	Danne Mora Limited	PC14	Seek Amendment	Amend 14.6.2.8 to ensure the term ‘road’ is identified as a definition.

914.17	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Amend 14.6.2.8 to ensure the term 'road' is identified as a definition.
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14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.9 - Ground floor habitable room

Original Submission No	Submitter	Plan Change	Position	Decision Requested
78.3	Linda Blake	PC14	Seek Amendment	Supports Sunlight Access Qualifying Matters but opposes requiring a minimum of 30-50% of habitable ground floor rooms 14.6.2.9 condemns those living in ground floors adjacent to multistorey buildings to no sun for 3 months, as seasonal affective disorder (SAD) of reduced sun is a recognized medical condition and no sun for several months is not healthy.
673.8	Anne Ott	PC14	Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.
674.3	David Ott	PC14	Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, as part of the assessment process for all developments.
834.226	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Amend the rule as follows: a. Any building that includes a residential unit shall: i. Where the residential unit fronts a road or public open space, unless built over a separate ground floor residential unit, have a habitable room located at ground floor level with a minimum internal dimension of 3 metres; and ii. Any residential unit shall have at least 50% of any ground floor area as habitable rooms. <u>a. Where a residential unit fronts a road or public open space, it shall have a habitable room with a minimum internal dimension of 3 metres located at the ground floor level facing the frontage. This rule does not apply to upper-level units that are built over a separate ground floor residential unit; and</u> b. have at least 50% of any ground floor area as habitable rooms, except on sites where at least 25% of the building footprint is more than 4 storeys, which shall have at least 30% of any ground floor area as habitable rooms. A minimum of 50% of the ground floor area across the site shall be occupied by habitable spaces and/or indoor communal living space. This area may include pedestrian access to lifts, stairs, and foyers

14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.10 - Outdoor living space

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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11.7	Cheryl Horrell	PC14	Seek Amendment	Provide enclosed outside private space
65.5	Ali McGregor	PC14	Seek Amendment	Provide adequate outdoor space for families.
89.20	Andrew Evans	PC14	Support	Support provisions as notified
334.5	Michael Tyuryutikov	PC14	Oppose	Retain existing minimal courtyard area rules for residential properties.
834.227	Kāinga Ora – Homes and Communities	PC14	Support	Retain [standard] as notified.

14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.11 - Service, storage and waste management

Original Submission No	Submitter	Plan Change	Position	Decision Requested
30.10	Doug Latham	PC14	Seek Amendment	Amend Rule 14.6.2.11 'Service, storage, and waste management' to reduce storage volumes required and/or allow bedroom & garage storage to be included.
89.22	Andrew Evans	PC14	Oppose	Oppose the provisions as notified and seek to have it removed.
112.13	Nikki Smetham	PC14	Support	[Retain minimum storage standard]
184.10	University of Canterbury	PC14	Support	Support in part Concerned about the prescriptiveness of this rule and the potential for perverse, albeit unintentional, design outcomes for a development. Similar concern with Rule 14.5.2.13 (a)(ii) in the Medium Residential Zone
685.72	Canterbury / Westland Branch of Architectural Designers NZ	PC14	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."

720.38	Mitchell Coll	PC14	Seek Amendment	14.6.2.11 (a)(i) 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.”
798.14	Wolfbrook	PC14	Seek Amendment	Washing line space should not be a dedicated area if a fold down system is proposed.
798.15	Wolfbrook	PC14	Seek Amendment	Clarify Storage requirement
798.16	Wolfbrook	PC14	Seek Amendment	Amend waste management space requirement to be more flexible for communal bin areas and waste management plans.
834.228	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Delete clause (b). Retain clause (a), noting that if outdoor storage is addressed as an urban design assessment matter then a separate rule may be unnecessary.

14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage

Original Submission No	Submitter	Plan Change	Position	Decision Requested
11.6	Cheryl Horrell	PC14	Seek Amendment	[Less impervious surfaces]
61.7	Victoria Neighbourhood Association (VNA)	PC14	Oppose	Delete subclause a.ii.A from Rule 14.6.2.12.
67.12	Rachel Davies	PC14	Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land
89.24	Andrew Evans	PC14	Seek Amendment	Support excluding eaves from site coverage calculations. Delete requirements A-D.
197.7	Steve Smith	PC14	Seek Amendment	[Impose more density controls]
237.38	Marjorie Manthei	PC14	Support	[Retain 14.6.2.12]
422.2	Peter Troon	PC14	Seek Amendment	[Reduce] the density of inner city dwellings.

467.6	Jillian Schofield	PC14	Oppose	[O]ppose[s] the change in height restrictions that have been proposed and the number of buildings per section in Hornby and surrounding areas [such as] Hei Hei.
471.6	Kem Wah Tan	PC14	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
556.15	Winton Land Limited	PC14	Oppose	Delete rule 14.6.2.12 in its entirety.
638.8	Central Riccarton Residents' Association Inc	PC14	Seek Amendment	[Delete a.ii, allowance for 60% site coverage]
676.16	Jack Gibbons	PC14	Seek Amendment	c.iv.B - Remove or raise the 60% rule to 80% or 90% on corner sites.
685.73	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Amend subclause (a) to, "The maximum building coverage must not exceed 60% of the net site area."
685.74	Canterbury / Westland Branch of Architectural Designers NZ	PC14	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."
685.75	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Amend subclause (a)(ii)(C) to, "A minimum development site dimension of 12m is achieved; and."
720.39	Mitchell Coll	PC14	Seek Amendment	Amend subclause (a) to, " <i>The maximum building coverage must not exceed 60% of the net site area.</i> "
720.40	Mitchell Coll	PC14	Seek Amendment	Rewrite subclause (a)(i) to, " <i>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.</i> "
720.41	Mitchell Coll	PC14	Seek Amendment	Amend subclause (a)(ii)(C) to, " <i>A minimum development site dimension of 12m is achieved; and.</i> "
814.178	Carter Group Limited	PC14	Oppose	Oppose Rule 14.6.2.12. Seek that this is deleted.
823.144	The Catholic Diocese of Christchurch	PC14	Oppose	Delete
832.16	Finn Jackson	PC14	Support	Seek amendments to include additional requirements for permeable surfaces in dense areas to prevent flooding.
834.229	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	1. Amend as follows: a. The maximum building coverage must not exceed 50 <u>60</u> % of the net site area; i. Any eaves and roof overhangs upto 300mm <u>600mm</u> in width and guttering up to 200mm in width from the wall of a building shall not be included in the building coverage calculation. 2. Delete Clause (a)(ii).

877.31	Otautahi Community Housing Trust	PC14	Seek Amendment	<p>[Regarding 14.6.2.12]</p> <p>Amend as follows:</p> <p>a. <u>The maximum building coverage must not exceed 60% of the net site area;</u></p> <p>i. <u>Any eaves and roof overhangs up to 300mm 600mm in width and guttering up to 200mm in width from the wall of a building shall not be included in the building coverage calculation.</u></p> <p>Delete Clause (a)(ii)</p>
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14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.13 - Water supply for firefighting

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.230	Kāinga Ora – Homes and Communities	PC14	Not Stated	Neutral

14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.14 - Garaging and carport location

Original Submission No	Submitter	Plan Change	Position	Decision Requested
798.17	Wolfbrook	PC14	Seek Amendment	Amend to control garaging on the street facing boundary only as that is the primary view.
834.231	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Delete the rule and replace as follows: <u>14.6.2.14 garaging and carports</u> Where a residential unit fronts towards a road, any garage or carport shall be located at least 1.2 metres behind the front façade of a residential unit
877.32	Otautahi Community Housing Trust	PC14	Seek Amendment	<p>[Regarding 14.6.2.14]</p> <p>Delete the rule and replace as follows:</p> <p><u>14.6.2.14 garaging and carports</u></p>

Wherea residential unit fronts towards a road, any garage or carport shall belocated at least 1.2 metres behind the front façade of a residential unit.

14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.15 - Location of outdoor mechanical ventilation

Original Submission No	Submitter	Plan Change	Position	Decision Requested
52.4	Gavin Keats	PC14	Seek Amendment	Amend 14.5.2.17 to require that noisy plants, such as heat pumps, hot water heat pumps, inverters be installed in an acoustically isolated plant room.
89.23	Andrew Evans	PC14	Oppose	Oppose proposed provisions and seeks to retain current.
685.76	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened.
720.42	Mitchell Coll	PC14	Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened.
834.232	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the [standard].

14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.16 - Minimum unit size

Original Submission No	Submitter	Plan Change	Position	Decision Requested
422.3	Peter Troon	PC14	Seek Amendment	[Reduce] the density of inner city dwellings.
638.10	Central Riccarton Residents' Association Inc	PC14	Seek Amendment	[Increase minimum unit sizes]
758.2	Tosh Prodanov	PC14	Oppose	Remove 14.6.2.16 Minimum unit size from the proposed PC14 (Plan Change 14).
834.233	Kāinga Ora – Homes and Communities	PC14	Support	Retain [standard] as notified.

14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.17 - Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor

Original Submission No	Submitter	Plan Change	Position	Decision Requested
805.8	Waka Kotahi (NZ Transport Agency)	PC14	Oppose	Delete the City Spine Transport Corridor Qualifying Matter.

834.234	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the [standard].
877.33	Otautahi Community Housing Trust	PC14	Oppose	[Regarding 14.6.2.17] Delete the rule. If land acquisition for public works is the intent, then Council should initiate a Notice of Requirement to designate the corridor.

14 - Residential > 14.7 - Rules - Residential Hills Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
36.2	Alana Harper	PC14	Support	Cashmere Hills should all stay as Residential Hills Zone or change to Future Urban Zone.
112.18	Nikki Smetham	PC14	Seek Amendment	Queries the Suitability of residential hill zones [for intensification due to] - increased stormwater runoff, erosion of views with adverse effects on amenity and investment.
121.18	Cameron Matthews	PC14	Oppose	Remove Residential Mixed Density Precinct – Redmund Spur and Residential Hills zoning, applying MDRS and NPS-UD, as applicable.
244.2	Harvey Armstrong	PC14	Seek Amendment	Allow rezoning of land at 75 Alderson Ave to Living Hills zone or Large Lot Residential (sites 2,500 - 10,000m2).
244.3	Harvey Armstrong	PC14	Seek Amendment	Provide for site at 75 Alderson Avenue to be rezoned to Residential Hills or Large Lot Residential zoned.
244.4	Harvey Armstrong	PC14	Not Stated	<p>The submitter owns 75 Alderson Ave, which is 27.759ha of rural zoned land. The land is located between public open space reserves (Montgomery Spur Reserve) and the city urban (LH) boundary. The submitter requests that Council allows rezoning of this to land to Residential Hills zoning or create a special zoning for larger block residential sites of 2500 to 10,000 m2.</p> <p>The submitter requests that Council unbiasedly review all existing vacant land closest to the CBD as to whether it is suitable for residential development. It is concerning to see the residential housing sprawl being carried out on good versatile soils at considerable distance from the CBD. These sites all require expensive extension to city infrastructure and services. The environmental damage is being further accelerated by the creation of significant satellite towns like Lincoln, Rolleston</p>
244.5	Harvey Armstrong	PC14	Seek Amendment	Allow rezoning of land at 75 Alderson Ave to Residential Hills zone or Large Lot Residential (sites 2,500 - 10,000m2).
419.2	James Thomas	PC14	Seek Amendment	Allow further intensification on the Port Hills

834.83	Kāinga Ora – Homes and Communities	PC14	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ.
834.235	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete Residential Hills Zone.
853.11	Lyttelton Port Company Limited	PC14	Oppose	<p>Insert as follows:<i>Rule XXX – Habitable space near the Inland Port</i></p> <p><i>a. Any new or extensions to existing habitable space of any development located within the Inland Port Influences Overlay shall be designed and constructed so that noise in any habitable space from the Inland Port will not exceed internal sound design level of 30dB LAeq with ventilating windows or doors open or with windows or doors closed and mechanical ventilation installed and operating.</i></p> <p><i>b. Determination of the internal design sound levels required under Clause (a), including any calculations, shall be based on noise from the Inland Port as follows:</i></p> <p><i>i. 50dB LAeq on any façade facing north to north-east towards the Inland Port;</i></p> <p><i>ii. 47dB LAeq on any façade within 90 degrees of facing north to northeast and has partial line of sight to any part of Inland Port;</i></p> <p><i>c. Compliance with this rule shall be demonstrated by providing the Council with a design report prior to the issue of the building consent, which is prepared by a suitably qualified acoustics specialist, stating that the design proposed will meet the required internal noise levels.</i></p>
854.5	Orion New Zealand Limited (Orion)	PC14	Seek Amendment	<p>New Rule to be inserted into following zones:</p> <ul style="list-style-type: none"> • Residential Hills zone <p>Insert a new rule for provision of electricity equipment and infrastructure as follows:</p> <p>Activity</p> <p><u>PX The establishment of a new, or expansion of an existing sensitive activity.</u></p> <p>Activity specific standards</p> <p><u>a. Either a land area of at least 5.5m² is provided at the boundary closest to the road</u></p>

				<p>reserve for electricity equipment and infrastructure, or confirmation is provided from Orion New Zealand Limited that it is not required.</p> <p>14.5.1.4 Discretionary activities</p> <p>Activity <u>DX</u> <u>a. Any activity that does not meet the activity specific standard under PX.</u> <u>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited (absent its written approval).</u></p>
881.27	Red Spur Ltd	PC14	Oppose	[Seeks that] there shall be no other additional rules (I.e. in addition to the RH/MDRZ rules) in the RH (Redmund Spur) Precinct.

14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.1 - Activity status tables

Original Submission No	Submitter	Plan Change	Position	Decision Requested
13.4	Andrew Tulloch	PC14	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.

14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.1 - Activity status tables > 14.7.1.1 - Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.30	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
259.13	Ara Poutama Aotearoa	PC14	Seek Amendment	[Provide for Emergency and refuge accommodation as a permitted activity]

14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.1 - Activity status tables > 14.7.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.31	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

297.7	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.									
305.5	Vickie Hearnshaw	PC14	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]									
842.39	Fire and Emergency	PC14	Seek Amendment	<p><i>[14.7.1.3 Restricted discretionary activities RD18]</i></p> <p>Amend as follows:</p> <p>Council's discretion shall be limited to the following matter:</p> <p>a. Water supply for fire fighting – Rule 14.15.78</p>									
881.14	Red Spur Ltd	PC14	Seek Amendment	<p>[Seeks to amend this rule as follows]</p> <p>14.7.1.3 Restricted discretionary activities</p> <table border="1"> <thead> <tr> <th></th> <th>Activity</th> <th>The Council's discretion shall be limited to the following matters</th> </tr> </thead> <tbody> <tr> <td>RD20</td> <td>a. Within the Residential Hills Mixed Density Overlay, any activity that does not meet Rule 14.7.2.1 Site density. b. Any application arising from this rule shall not be limited or publicly notified.</td> <td>a. Scale and nature of activity – Rule 14.15.5 b. Traffic generation and access safety – Rule 14.15.6-12 c. Residential design principles – Rule 14.15.1.g Hillside and small settlement areas (Plan Change 5D Council Decision)</td> </tr> <tr> <td>RD21</td> <td>a. Within the Residential Hills Mixed Density Overlay, the creation of any attached residential units where the total floor area is greater than 500m² b. Any application arising from this rule shall not be limited or publicly notified</td> <td>a. Residential design principles – Rule 14.15.1</td> </tr> </tbody> </table>		Activity	The Council's discretion shall be limited to the following matters	RD20	a. Within the Residential Hills Mixed Density Overlay, any activity that does not meet Rule 14.7.2.1 Site density. b. Any application arising from this rule shall not be limited or publicly notified.	a. Scale and nature of activity – Rule 14.15.5 b. Traffic generation and access safety – Rule 14.15.6-12 c. Residential design principles – Rule 14.15.1.g Hillside and small settlement areas (Plan Change 5D Council Decision)	RD21	a. Within the Residential Hills Mixed Density Overlay, the creation of any attached residential units where the total floor area is greater than 500m² b. Any application arising from this rule shall not be limited or publicly notified	a. Residential design principles – Rule 14.15.1
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14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.1 - Activity status tables > 14.7.1.4 - Discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
853.15	Lyttelton Port Company Limited	PC14	Oppose	New discretionary activity in Residential Hills Zone. Insert as follows: Any building for a residential activity that does not meet Rule [x] Building height within the Industrial Interface Qualifying Matter Area, Inland Port Sub-Area.

14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.1 - Activity status tables > 14.7.1.5 - Non-complying activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
155.1	Trudi Bishop	PC14	Oppose	There should be no more development allowed on the Port Hills, adjacent to Bowenvale Reserve and in Banks Peninsula
834.55	Kāinga Ora – Homes and Communities	PC14	Support	14.7.1.5 NC2 National Gridtransmission and distributionlines. Retain Electricity Transmission Corridorsqualifying matter only to the extent of thecorridor as defined in the NES ET.
854.14	Orion New Zealand Limited (Orion)	PC14	Seek Amendment	Residential Hills Zone Rule 14.7.1.5 non-complying activities NC2. Add an additional clause to NC2 a. and amend clause ‘b’ as follows: <u>iii within 3m of the outside overheadconductor of any 11kV, 400V or 230Velectricity distribution line.</u> b. <u>Conductive F</u> fences within 5 metres of a66kV or , 33kV, <u>11kv, 400V or 230V</u> electricity distribution line support structurefoundation.

14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
314.7	Graham Townsend	PC14	Seek Amendment	[Newbuilt form standards to require roofing colours with low reflectivity and]roof-runoff rainwater storage.

627.8	Plain and Simple Ltd	PC14	Seek Amendment	[Newstandards for] accessibility and environmentally responsible design, [suchas]: <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping
685.7	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.

14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.1 - Site density

Original Submission No	Submitter	Plan Change	Position	Decision Requested						
147.3	Rohan A Collett	PC14	Seek Amendment	Living Hills zone has the density increased						
471.7	Kem Wah Tan	PC14	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.						
879.2	Rutherford Family Trust	PC14	Seek Amendment	Remove the reference to the Moncks Spur/Mt Pleasant Overlay in 14.7.2.1(ii) .						
881.12	Red Spur Ltd	PC14	Seek Amendment	<p>[Seeks to add the following]</p> <p>14.7.2.1 Site Density</p> <table border="1"> <thead> <tr> <th></th> <th>Activity/Area</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>iii</td> <td>Residential Hills/MDRZ (Redmund Spur Precinct)</td> <td>No minimum</td> </tr> </tbody> </table>		Activity/Area	Standard	iii	Residential Hills/MDRZ (Redmund Spur Precinct)	No minimum
	Activity/Area	Standard								
iii	Residential Hills/MDRZ (Redmund Spur Precinct)	No minimum								

14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.2 - Building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
224.4	Atlas Quarter Residents Group (22 owners)	PC14	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible
253.1	John Simpson	PC14	Support	Support retaining notified building height limit of 8m in Residential Hills Zone.
297.8	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
447.6	Alex Lowings	PC14	Oppose	No increase in the maximum building height in residential zones.
471.8	Kem Wah Tan	PC14	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
1047.1	Anna McKenzie	PC14	Support	Support the existing height rules in the Hills Suburbs.

14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.3 - Site coverage

Original Submission No	Submitter	Plan Change	Position	Decision Requested						
881.13	Red Spur Ltd	PC14	Seek Amendment	<p>[Seeks to add the following]</p> <p>14.7.2.3 Site coverage</p> <p>a. The maximum percentage of the net site area covered by buildings shall be as follows:</p> <table border="1"> <thead> <tr> <th></th> <th>Activity/Area</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>iv.</td> <td>Within the Residential Hills (Redmund Spur Precinct)</td> <td>Sites under 650m² net site area – 50%</td> </tr> </tbody> </table>		Activity/Area	Standard	iv.	Within the Residential Hills (Redmund Spur Precinct)	Sites under 650m² net site area – 50%
	Activity/Area	Standard								
iv.	Within the Residential Hills (Redmund Spur Precinct)	Sites under 650m² net site area – 50%								

14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.4 - Daylight recession planes

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.32	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
70.6	Paul Wing	PC14	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.

205.23	Addington Neighbourhood Association	PC14	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.
205.31	Addington Neighbourhood Association	PC14	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.
276.5	Steve Burns	PC14	Support	[Retain sunlight access provisions]
454.6	Steve Hanson	PC14	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.
469.7	Beverley Nelson	PC14	Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.
680.5	Bernard and Janette Johnston and Dovey	PC14	Seek Amendment	Amend PC14 to add a new Qualifying Matter or amend the existing Sunlight Access Qualifying Matter to include the Residential Hills Zone as a Qualifying Matter area, and make all consequential amendments necessary to give effect to this submission. Alternatively, if that relief is not granted, amend PC14 to add a new Qualifying Matter or amend the existing Sunlight Access Qualifying Matter to include the base of the Hills/valleys as Qualifying Matter areas, and make all consequential amendments necessary to give effect to this submission.

14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.5 - Minimum building setback from internal boundaries

Original Submission No	Submitter	Plan Change	Position	Decision Requested
205.14	Addington Neighbourhood Association	PC14	Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.
469.8	Beverley Nelson	PC14	Seek Amendment	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.

14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.13 - Tree canopy cover and financial contributions

Original Submission No	Submitter	Plan Change	Position	Decision Requested
443.5	Summerset Group Holdings Limited	PC14	Seek Amendment	Amend all tree canopy provisions as they apply to residential zones within Christchurch City to specifically exclude retirement villages. For example.... 14.5.2.2 Tree and garden planting Landscaped area and tree canopy cover

				<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>
571.20	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
615.16	Analija Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
695.6	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	[A]mend the provisions to enable Rāpaki Rūnanga to develop ancestral land within its takiwā to give effect to section 6 (e) of the RMA; and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.
695.9	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Oppose	[Remove all proposed amendments and] retain existing activity rules (e.g., as set out under rules 14.8.1, 14.8.2, 14.8.3, 14.8.1.4 and 14.8.1.5) as well as built form standards (e.g., as prescribed in rule 14.8.2 of the District Plan),
834.84	Kāinga Ora – Homes and Communities	PC14	Oppose	<p>1.. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.</p> <p>2. Rezone all areas subject to this QM to MRZ</p>
1004.2	Sally Dixon On Behalf Of 17 Bellvue Avenue, Papanui, Christchurch	PC14	Oppose	

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.1 - Activity status tables

Original Submission No	Submitter	Plan Change	Position	Decision Requested
13.5	Andrew Tulloch	PC14	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.1 - Activity status tables > 14.8.1.1 - Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.33	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
259.14	Ara Poutama Aotearoa	PC14	Seek Amendment	[Provide for Emergency and refuge accommodation as a permitted activity]
695.28	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	Amend rule [P1, or add a new rule] to enable papakainga housing within the residential zone as a permitted activity
834.44	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>14.8.1.1 P18 – Conversion to two residential units – Lyttelton Character Area.</p> <ol style="list-style-type: none"> 1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. 2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays. 3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakainga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.1 - Activity status tables > 14.8.1.2 - Controlled activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.57	Christchurch City Council	PC14	Seek Amendment	[In C1] Amend the numbering of the [assessment] matters to show its correct numbering: Scale and nature of activity - Rule 14.15.6; Traffic generation and access safety - Rule14.15.7

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.1 - Activity status tables > 14.8.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.34	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
297.9	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
305.6	Vickie Hearnshaw	PC14	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
695.29	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	Add an advice note [to RD10 Multi-unit residential complexes] confirming that this rule does not include papakainga housing.
751.58	Christchurch City Council	PC14	Seek Amendment	[In RD11, RD12, RD13, RD14 and RD15] Amend the numbering of the [assessment] matters to show its correct numbering: Scale and nature of activity - Rule 14.15.6; Traffic generation and access safety - Rule14.15.7; Non-residential hours of operation - Rule14.15.25; Retirement villages - Rule 14.15.10.
829.6	Kiwi Rail	PC14	Support	Retain the identification of the NZ Rail Network as a qualifying matter.
834.67	Kāinga Ora – Homes and Communities	PC14	Oppose	14.8.1.3 RD16 Delete NZ Rail Network Interface Sites qualifying matter.
842.40	Fire and Emergency	PC14	Support	[14.8.1.3 Restricted discretionary RD9] Amend as follows: Council's discretion shall be limited to the following matter: a. Water supply for fire fighting – Rule 14.15.78

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.1 - Activity status tables > 14.8.1.5 - Non-complying activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
155.2	Trudi Bishop	PC14	Oppose	There should be no more development allowed on the Port Hills, adjacent to Bowenvale Reserve and in Banks Peninsula

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
314.8	Graham Townsend	PC14	Seek Amendment	[Newbuilt form standards to require roofing colours with low reflectivity and]roof-runoff rainwater storage.
627.9	Plain and Simple Ltd	PC14	Seek Amendment	<p>[Newstandards for] accessibility and environmentally responsible design, [such as]:</p> <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping
685.8	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards > 14.8.2.1 - Site density

Original Submission No	Submitter	Plan Change	Position	Decision Requested
471.9	Kem Wah Tan	PC14	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards > 14.8.2.2 - Building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
224.5	Atlas Quarter Residents Group (22 owners)	PC14	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.

297.10	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
447.7	Alex Lowings	PC14	Oppose	No increase in the maximum building height in residential zones.
471.10	Kem Wah Tan	PC14	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards > 14.8.2.4 - Minimum building setback from side and rear internal boundaries and railway lines

Original Submission No	Submitter	Plan Change	Position	Decision Requested
205.15	Addington Neighbourhood Association	PC14	Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.
469.9	Beverly Nelson	PC14	Seek Amendment	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.
829.7	Kiwi Rail	PC14	Support	Retain the identification of the NZ Rail Network as a qualifying matter.
834.68	Kāinga Ora – Homes and Communities	PC14	Oppose	14.8.2.4 Setback from rail corridor. Delete NZ Rail Network Interface Sites qualifying matter.

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards > 14.8.2.5 - Daylight recession planes

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.35	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
70.7	Paul Wing	PC14	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
205.22	Addington Neighbourhood Association	PC14	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.
205.32	Addington Neighbourhood Association	PC14	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.
276.6	Steve Burns	PC14	Support	[Retain sunlight access provisions]
454.7	Steve Hanson	PC14	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.

469.10	Beverley Nelson	PC14	Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.
469.18	Beverley Nelson	PC14	Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.
695.15	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	Provide an additional exclusion clause for whereby land which is held as Māori Land is also excluded from complying with this rule.

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.3 - Area-specific rules - Residential Banks Peninsula Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
695.7	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Not Stated	In terms of the proposed qualifying matters that relate to historic heritage [and character] in the Lyttelton township, amend the provisions to enable Rāpaki Rūnanga to develop ancestral land and give effect to section 6 (e) of the RMA and to enable provision for papakainga housing in accordance with s.80E (1) (b) (ii) of the RMA.

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.3 - Area-specific rules - Residential Banks Peninsula Zone > 14.8.3.1 - Area-specific activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.60	Kāinga Ora – Homes and Communities	PC14	Support	14.8.3.1.1 – 14.8.3.1.5 Area specific rules - Lyttelton Port Influences Overlay Retain Lyttelton Port qualifying matter
853.9	Lyttelton Port Company Limited	PC14	Support	Retain area-specific activities for Residential Banks Peninsula Zone as notified in 14.8.3.1.1 – 14.8.3.1.5

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.3 - Area-specific rules - Residential Banks Peninsula Zone > 14.8.3.1 - Area-specific activities > 14.8.3.1.1 - Area-specific permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.45	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	14.8.3.1.1 P5 – Minor residential unit in Lyttelton Character Area or Lyttelton Residential Heritage Area.

				<p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p>
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14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.3 - Area-specific rules - Residential Banks Peninsula Zone > 14.8.3.1 - Area-specific activities > 14.8.3.1.2 - Area-specific controlled activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.80	Christchurch City Council	PC14	Seek Amendment	Amend heading of 14.8.3.1.2 to "Area-specific controlled activities".
834.46	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>14.8.3.1.2 C3 – Newresidential unit to rear Lyttelton Character Area.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p>

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.3 - Area-specific rules - Residential Banks Peninsula Zone > 14.8.3.1 - Area-specific activities > 14.8.3.1.3 - Area-specific restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.76	Christchurch City Council	PC14	Seek Amendment	Amend consequential amendment to 14.8.3.1.3.b by retaining the strikethrough across the dot and by changing the underline to a strikethrough across "5", as follows: "Rule 14.15.5"
751.79	Christchurch City Council	PC14	Seek Amendment	<ol style="list-style-type: none"> In RD7, change 14.8.3.2.3 (no. of site coverage rule) to 14.8.3.2.4. This is needed only in PC13 version of the rules. In RD9, add matter of discretion <u>e. for internal boundary setbacks - Rule 14.15.3.</u>
834.47	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>14.8.3.1.3 RD3 – Lyttelton Character Overlay – new buildings, alterations etc.</p> <ol style="list-style-type: none"> Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.
834.48	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>14.8.3.1.3. RD5-RD7, RD9 – not meeting Lyttelton Character Area or Residential Heritage Area built form rules 14.8.3.1.3 RD8, RD10 – not meeting Lyttelton Character Area built form rules.</p> <ol style="list-style-type: none"> Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.

				3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.
834.49	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>14.8.3.1.3 RD11 - Lyttelton Character Area or Lyttelton Residential Heritage Area –not meeting minor residential units rules.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p>

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.3 - Area-specific rules - Residential Banks Peninsula Zone > 14.8.3.2 - Area-specific built form standards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.50	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>14.8.3.2.2 –14.8.3.2.6 Built form rules – Lyttelton Character Area or Lyttelton Residential Heritage Area.</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p>

				3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.
834.51	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>14.8.3.2.7 – 14.8.3.2.12 -Builtform rules – LytteltonCharacter Area only</p> <p>1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan.</p> <p>2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</p> <p>3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.</p>

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.3 - Area-specific rules - Residential Banks Peninsula Zone > 14.8.3.2 - Area-specific built form standards > 14.8.3.2.1 - Internal sound design level in the Lyttelton Port Influences Overlay

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.78	Christchurch City Council	PC14	Seek Amendment	Insert "habitable room" shown as boldstruckthrough before the proposed newdefined term shown in bold green andunderlined.

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.3 - Area-specific rules - Residential Banks Peninsula Zone > 14.8.3.2 - Area-specific built form standards > 14.8.3.2.2 - Site density

Original Submission No	Submitter	Plan Change	Position	Decision Requested
685.77	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Oppose	[Retain existing minimum net site area of 250m2]

695.16	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	Provide an additional exclusion clause,whereby land which is held as MāoriLand and that is in the LytteltonResidential Heritage Area (RHA)and/or the Lyttelton Character AreaOverlay is exempt from complying withthese area specific built formstandards.
720.43	Mitchell Coll	PC14	Seek Amendment	Amend subclause 14.8.3.2.2(a) back to 250m ²
762.27	New Zealand Institute of Architects Canterbury Branch	PC14	Oppose	[Retain current site coverage limits].

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.3 - Area-specific rules - Residential Banks Peninsula Zone > 14.8.3.2 - Area-specific built form standards > 14.8.3.2.3 - Building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
695.17	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	Provide an additional exclusion clause,whereby land which is held as MāoriLand and that is in the LytteltonResidential Heritage Area (RHA)and/or the Lyttelton Character AreaOverlay is exempt from complying withthese area specific built formstandards.

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.3 - Area-specific rules - Residential Banks Peninsula Zone > 14.8.3.2 - Area-specific built form standards > 14.8.3.2.4 - Site coverage

Original Submission No	Submitter	Plan Change	Position	Decision Requested
685.78	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Oppose	[Retain existing maximum site coverage of 60%]
695.18	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	Provide an additional exclusion clause,whereby land which is held as MāoriLand and that is in the LytteltonResidential Heritage Area (RHA)and/or the Lyttelton Character AreaOverlay is exempt from complying withthese area specific built formstandards.
720.44	Mitchell Coll	PC14	Seek Amendment	Amend subclause 14.8.3.2.4(a) back to 60%.

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.3 - Area-specific rules - Residential Banks Peninsula Zone > 14.8.3.2 - Area-specific built form standards > 14.8.3.2.5 - Minimum building setbacks from internal boundaries

Original Submission No	Submitter	Plan Change	Position	Decision Requested
695.19	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	Provide an additional exclusion clause, whereby land which is held as Māori Land and that is in the Lyttelton Residential Heritage Area (RHA) and/or the Lyttelton Character Area Overlay is exempt from complying with these area specific built form standards.

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.3 - Area-specific rules - Residential Banks Peninsula Zone > 14.8.3.2 - Area-specific built form standards > 14.8.3.2.6 - Minimum building setbacks from road boundaries

Original Submission No	Submitter	Plan Change	Position	Decision Requested
695.20	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	Provide an additional exclusion clause, whereby land which is held as Māori Land and that is in the Lyttelton Residential Heritage Area (RHA) and/or the Lyttelton Character Area Overlay is exempt from complying with these area specific built form standards.

14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.3 - Area-specific rules - Residential Banks Peninsula Zone > 14.8.3.2 - Area-specific built form standards > 14.8.3.2.9 - Outdoor living space per unit

Original Submission No	Submitter	Plan Change	Position	Decision Requested
695.21	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	Provide an additional exclusion clause, whereby land which is held as Māori Land and that is in the Lyttelton Residential Heritage Area (RHA) and/or the Lyttelton Character Area Overlay is exempt from complying with these area specific built form standards.

14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.1 - Activity status tables

Original Submission No	Submitter	Plan Change	Position	Decision Requested
13.6	Andrew Tulloch	PC14	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.

14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.1 - Activity status tables > 14.9.1.1 - Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.36	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
259.15	Ara Poutama Aotearoa	PC14	Seek Amendment	[Provide for Emergency and refuge accommodation as a permitted activity]

14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.1 - Activity status tables > 14.9.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.37	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
305.7	Vickie Hearnshaw	PC14	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
751.59	Christchurch City Council	PC14	Seek Amendment	[In RD4, RD5, RD6, RD7, RD12, RD13 and RD15] Amend the numbering of the [assessment] matters to show its correct numbering: Scale and nature of activity - Rule 14.15.6; Retirement villages - Rule 14.15.10; Traffic generation and access safety - Rule 14.15.7; Non-residential hours of operation - Rule 14.15.25; Minimum building, window and balcony setbacks - Rule 14.15.19; Street scene - road boundary building setback, fencing and planting - Rule 14.15.18; Water supply for fire fighting - Rule 14.15.8.
751.77	Christchurch City Council	PC14	Seek Amendment	Remove consequential amendment to 14.9.1.3.b to show original rule number, as follows: "Rule 14.15"
842.41	Fire and Emergency	PC14	Seek Amendment	<i>[14.9.1.3. Restricted discretionary activities RD15]</i> Amend as follows: Council's discretion shall be limited to the following matter: a. Water supply for fire fighting – Rule 14.15.78

14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.1 - Activity status tables > 14.9.1.4 - Discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
297.11	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.

14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
314.9	Graham Townsend	PC14	Seek Amendment	[Newbuilt form standards to require roofing colours with low reflectivity and]roof-runoff rainwater storage.
627.10	Plain and Simple Ltd	PC14	Seek Amendment	[Newstandards for] accessibility and environmentally responsible design, [suchas]: <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping
685.9	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.

14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.1 - Site and precinct density

Original Submission No	Submitter	Plan Change	Position	Decision Requested
471.11	Kem Wah Tan	PC14	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
852.16	Christchurch International Airport Limited (CIAL)	PC14	Support	<p><i>[Retain as notified]</i></p> <p>Residential activities are permitted within the zone (Pl). Rule 14.9.2.1.ix specifies a minimum net site area of 2000m2.</p> <p>RDA consent (RD2) required for residential units on sites which do not meet the density standard of rule 14.9.2.1by up to 10%. Such consents shall not be limited or publicly notified. Where the 10% margin is breached a fully discretionary consent is required (D4).</p>

881.15	Red Spur Ltd	PC14	Seek Amendment	<p>[Seeks to amend this rule as follows]</p> <p>14.9.2.1 Site and precinct density</p> <p>a. Each residential unit shall be contained within its own separate site. The site shall have a minimum net site area as follows:</p> <table border="1"> <thead> <tr> <th></th> <th>Area</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>viii.</td> <td>Residential Mixed Density Precinct Redmund Spur</td> <td> 1. 650m² per residential unit. 2. The maximum number of lots shall be 400. 3. A minimum of 30% of sites shall have a minimum net site area of 1500m². </td> </tr> </tbody> </table>		Area	Standard	viii.	Residential Mixed Density Precinct Redmund Spur	1. 650m² per residential unit. 2. The maximum number of lots shall be 400. 3. A minimum of 30% of sites shall have a minimum net site area of 1500m ² .
	Area	Standard								
viii.	Residential Mixed Density Precinct Redmund Spur	1. 650m² per residential unit. 2. The maximum number of lots shall be 400. 3. A minimum of 30% of sites shall have a minimum net site area of 1500m ² .								

14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.2 - Building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
224.6	Atlas Quarter Residents Group (22 owners)	PC14	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
297.12	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
447.8	Alex Lowings	PC14	Oppose	No increase in the maximum building height in residential zones.
471.12	Kem Wah Tan	PC14	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.

14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.3 - Site coverage

Original Submission No	Submitter	Plan Change	Position	Decision Requested
881.16	Red Spur Ltd	PC14	Seek Amendment	[Seeks to amend this rule as follows]

				<p>14.9.2.3 Site coverage</p> <p>b a. The maximum percentage of the net site area covered by buildings shall be as follows:</p> <table border="1"> <thead> <tr> <th></th> <th>Zone/activity</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>viii.</td> <td>Residential Mixed Density Precinct Redmund Spur</td> <td> <p>1. For sites greater than 1000m² 25% or 250m² of ground floor area to a maximum of 350m² in total floor area.</p> <p>2. For sites less than 450m² the maximum site coverage shall be 45%</p> </td> </tr> </tbody> </table>		Zone/activity	Standard	viii.	Residential Mixed Density Precinct Redmund Spur	<p>1. For sites greater than 1000m² 25% or 250m² of ground floor area to a maximum of 350m² in total floor area.</p> <p>2. For sites less than 450m² the maximum site coverage shall be 45%</p>
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14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.4 - Daylight recession planes

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.38	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
70.8	Paul Wing	PC14	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
205.21	Addington Neighbourhood Association	PC14	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.
205.33	Addington Neighbourhood Association	PC14	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.
276.7	Steve Burns	PC14	Support	[Retain sunlight access provisions]
454.8	Steve Hanson	PC14	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.
469.11	Beverly Nelson	PC14	Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.

14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.5 - Minimum building setbacks from internal boundaries

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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205.16	Addington Neighbourhood Association	PC14	Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.				
469.12	Beverley Nelson	PC14	Support	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.				
842.42	Fire and Emergency	PC14	Seek Amendment	Amend Rule 14.9.2.5 - Minimum building setbacks from internal boundaries as follows: <i>Advice note:</i> <i>Building setback requirements are further controlled by the Building Code. This includes the provision for firefighter access to buildings and egress from buildings. Plan users should refer to the applicable controls within the Building Code to ensure compliance can be achieved at the building consent stage. Issuance of a resource consent does not imply that waivers of Building Code requirements will be considered/granted.</i>				
881.17	Red Spur Ltd	PC14	Seek Amendment	[Seeks to amend this rule as follows] 14.9.2.5 Minimum building setbacks from internal boundaries <table border="1" data-bbox="831 699 1934 1179"> <tr> <td>a. The minimum building setback from internal boundaries shall be as follows:</td> <td>Activity/area</td> </tr> <tr> <td>viii</td> <td>Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur, and Rural Hamlet Precinct, the following standards apply:</td> </tr> </table>	a. The minimum building setback from internal boundaries shall be as follows:	Activity/area	viii	Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur , and Rural Hamlet Precinct, the following standards apply:
a. The minimum building setback from internal boundaries shall be as follows:	Activity/area							
viii	Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur , and Rural Hamlet Precinct, the following standards apply:							

Original Submission No	Submitter	Plan Change	Position	Decision Requested						
881.18	Red Spur Ltd	PC14	Seek Amendment	<p>[Seeks to amend this rule as follows]</p> <p>14.9.2.6 Road boundary building setback</p> <p>a. The minimum road boundary building setback shall be:</p> <table border="1"> <thead> <tr> <th></th> <th>Area</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>vii.</td> <td> <p>Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct Redmund Spur</p> </td> <td>4 metres</td> </tr> </tbody> </table> <p>b. The following exemptions apply for the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur, and Rural Hamlet Precinct:</p>		Area	Standard	vii.	<p>Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct Redmund Spur</p>	4 metres
	Area	Standard								
vii.	<p>Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct Redmund Spur</p>	4 metres								

14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.10 - Minimum setback for living area windows and balconies facing internal boundaries

Original Submission No	Submitter	Plan Change	Position	Decision Requested
881.19	Red Spur Ltd	PC14	Seek Amendment	[Seeks to amend this rule as follows]

				<p><u>14.9.2.10 Minimum setback for living area windows and balconies facing internal boundaries</u></p> <p><u>a. Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur, and Rural Hamlet Precinct, the following standards apply:</u></p> <p><u>i. The minimum setback for living area windows and balconies at first floor from an internal boundary shall be 4 metres.</u></p> <p><u>ii. Where the window is adjacent to an access way, the setback shall be measured from the far side of the access way.</u></p>
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14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.11 - Service, storage and waste management spaces

Original Submission No	Submitter	Plan Change	Position	Decision Requested
881.20	Red Spur Ltd	PC14	Seek Amendment	[Seeks that this rule is amended as follows]

				<p><u>14.9.2.11 Service, storage and waste management spaces</u></p> <p><u>a. Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur, and Rural Hamlet Precinct, for multi-unit residential complexes and social housing complexes:</u></p> <p><u>i. each residential unit shall be provided with at least 2.25m² with a minimum dimension of 1.5 metres of outdoor or indoor space at ground floor level for the dedicated storage of waste and recycling bins;</u></p> <p><u>ii. each residential unit shall be provided with at least 3m² with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and</u></p> <p><u>iii. the required spaces in i. and/or ii. for each residential unit shall be provided either individually, or within a dedicated shared communal space.</u></p>
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14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.12 - Street scene amenity and safety – fences

Original Submission No	Submitter	Plan Change	Position	Decision Requested
881.21	Red Spur Ltd	PC14	Seek Amendment	<p>[Seeks to amend this rule as follows]</p> <p>14.9.2.12 Street scene amenity and safety – fences</p> <p>a. Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur, and Rural Hamlet Precinct, for multi-unit residential complexes and social housing complexes:</p>

				<p>i. The maximum height of any fence in the required building setback from a road boundary shall be 1.8 metres.</p> <p>ii. This rule shall not apply to fences or other screening structures located on an internal boundary between two properties zoned residential, or residential and commercial or industrial.</p> <p>iii. For the purposes of this rule, a fence or other screening structure is not the exterior wall of a building or accessory building.</p>
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14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.13 - Tree and garden planting

Original Submission No	Submitter	Plan Change	Position	Decision Requested
443.6	Summerset Group Holdings Limited	PC14	Seek Amendment	<p>Amend all tree canopy provisions as they apply to residential zones within Christchurch City to specifically exclude retirement villages. For example... 14.5.2.2 Tree and garden planting Landscaped area and tree canopy cover ... 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>
571.21	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.1 - Activity status tables

Original Submission No	Submitter	Plan Change	Position	Decision Requested
13.7	Andrew Tulloch	PC14	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.

14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.1 - Activity status tables > 14.10.1.1 - Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.39	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
70.9	Paul Wing	PC14	Seek Amendment	Recession planes need to be protected for all residential development.

14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.1 - Activity status tables > 14.10.1.2 - Controlled activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.40	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
70.10	Paul Wing	PC14	Seek Amendment	Recession planes need to be protected for all residential development.

14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.1 - Activity status tables > 14.10.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
305.8	Vickie Hearnshaw	PC14	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]

14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.1 - Activity status tables > 14.10.1.4 - Discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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297.13	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
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14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.2 - Built form standards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
627.11	Plain and Simple Ltd	PC14	Seek Amendment	[Newstandards for] accessibility and environmentally responsible design, [such as]: <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping
685.10	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.

14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.2 - Built form standards > 14.10.2.1 - Site density

Original Submission No	Submitter	Plan Change	Position	Decision Requested
471.13	Kem Wah Tan	PC14	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.

14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.2 - Built form standards > 14.10.2.2 - Building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
224.7	Atlas Quarter Residents Group (22 owners)	PC14	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
447.9	Alex Lowings	PC14	Oppose	No increase in the maximum building height in residential zones.
471.14	Kem Wah Tan	PC14	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.

14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.2 - Built form standards > 14.10.2.4 - Daylight recession planes

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.41	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
70.11	Paul Wing	PC14	Seek Amendment	Recession planes need to be protected for all residential development.
205.20	Addington Neighbourhood Association	PC14	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.
205.34	Addington Neighbourhood Association	PC14	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.
276.8	Steve Burns	PC14	Support	[Retain sunlight access provisions]
454.9	Steve Hanson	PC14	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.
469.13	Beverley Nelson	PC14	Support	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.

14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.2 - Built form standards > 14.10.2.5 - Minimum building setbacks from internal boundaries

Original Submission No	Submitter	Plan Change	Position	Decision Requested
205.17	Addington Neighbourhood Association	PC14	Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.
469.14	Beverley Nelson	PC14	Support	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.

14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
314.11	Graham Townsend	PC14	Seek Amendment	[Newbuilt form standards to require roofing colours with low reflectivity and]roof-runoff rainwater storage.

14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.1 - Activity status tables

Original Submission No	Submitter	Plan Change	Position	Decision Requested
13.8	Andrew Tulloch	PC14	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.

14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.1 - Activity status tables > 14.11.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.42	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
305.9	Vickie Hearnshaw	PC14	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
751.60	Christchurch City Council	PC14	Seek Amendment	[In RD4, RD5 and RD6] Amend the numbering of the [assessment] matters to show its correct numbering: Residential design principles - Rule 14.15.1Site density and site coverage - Rule 14.15.2; Impacts on neighbouring property - Impacts on neighbouring property - Rule14.15.3; Street scene - road boundary building setback,fencing and planting - Rule 14.15.18

14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
627.12	Plain and Simple Ltd	PC14	Seek Amendment	[Newstandards for] accessibility and environmentally responsible design, [suchas]: <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping
685.11	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.

14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards > 14.11.2.2 - Maximum site coverage

Original Submission No	Submitter	Plan Change	Position	Decision Requested
471.15	Kem Wah Tan	PC14	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.

14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards > 14.11.2.3 - Maximum building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
16.5	Andrea Heath	PC14	Oppose	Remove the ability to construct buildings of up to 14m without resource consent.
21.6	Grant McGirr	PC14	Support	That no changes to rules lessen the amount of sunlight that any property (house and land) currently receives.
224.8	Atlas Quarter Residents Group (22 owners)	PC14	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible
297.14	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
344.11	Luke Baker-Garters	PC14	Oppose	Removal of all central city maximum building height overlays.
447.10	Alex Lowings	PC14	Oppose	No increase in the maximum building height in residential zones.
471.16	Kem Wah Tan	PC14	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.

14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards > 14.11.2.5 - Minimum internal boundary setbacks

Original Submission No	Submitter	Plan Change	Position	Decision Requested
469.15	Beverley Nelson	PC14	Support	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.
469.17	Beverley Nelson	PC14	Support	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.

14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards > 14.11.2.6 - Daylight recession planes

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.43	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
70.12	Paul Wing	PC14	Seek Amendment	Recession planes need to be protected for all residential development.
205.35	Addington Neighbourhood Association	PC14	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.
454.10	Steve Hanson	PC14	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.
469.16	Beverley Nelson	PC14	Support	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.

14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards > 14.11.2.8 - Landscaped areas and trees

Original Submission No	Submitter	Plan Change	Position	Decision Requested
443.7	Summerset Group Holdings Limited	PC14	Seek Amendment	<p>Amend all tree canopy provisions as they apply to residential zones within Christchurch City to specifically exclude retirement villages. For example.... 14.5.2.2 Tree and garden planting Landscaped area and tree canopy cover ... 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>

14 - Residential > 14.12 - Rules - Future Urban Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
4.2	Ngāi Tahu Property	PC14	Support	
36.3	Alana Harper	PC14	Support	Cashmere Hills should all stay as Residential Hills Zone or change to Future Urban Zone.
413.2	Caroline May	PC14	Seek Amendment	Provision: Chapter 14 - Residential Decision Sought: Inner city living or new subdivisions on the city outskirts is where these new 3-4story houses should be built. Not in existing suburbs where it is unfair to everyone else
435.1	Madeleine Thompson	PC14	Seek Amendment	Focus the development on the rebuild of housing in the green zone and further out of the city centre.
455.3	Nick Scott	PC14	Support	[Retain FUZ provisions as proposed]
593.3	Cashmere Park Ltd, Hartward Investment Trust and Robert Brown	PC14	Seek Amendment	<p>Rezone land at:</p> <p>126 Sparks Road (Lot 1 DP 412488) - Rural Urban Fringe to Medium Density</p> <p>17 Northaw Street (Lot 2 DP 412488) - Rural Urban Fringe to Medium Density</p> <p>36 Leistrella Road (Lot 3 DP 412488) - Rural Urban Fringe and Residential New Neighbourhood to Medium Density</p>

				<p>240 Cashmere Road (Lot 23 DP 3217) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density</p> <p>236 Cashmere Road (RS 41613) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density</p> <p>200 Cashmere Road (Lot 1 DP 547021) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density</p> <p>As show on Planning Map 45</p>
593.5	Cashmere Park Ltd, Hartward Investment Trust and Robert Brown	PC14	Seek Amendment	<p>Rezone land at:</p> <p>126 Sparks Road (Lot 1 DP 412488) - Rural Urban Fringe to Medium Density</p> <p>17 Northaw Street (Lot 2 DP 412488) - Rural Urban Fringe to Medium Density</p> <p>36 Leistrella Road (Lot 3 DP 412488) - Rural Urban Fringe and Residential New Neighbourhood to Medium Density</p> <p>240 Cashmere Road (Lot 23 DP 3217) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density</p> <p>236 Cashmere Road (RS 41613) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density</p> <p>200 Cashmere Road (Lot 1 DP 547021) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density</p> <p>As show on Planning Map 45</p>
729.3	Independent Producers Limited	PC14	Seek Amendment	The submitter requests that Council amend the zoning of 330, 250 and 232 Styx Mill Road (Lot 4 DP 311370, Lot 5 DP 311370, Lot 6 DP 311370) from Rural Urban Fringe to Future Urban Zone, without the Air Noise Contour overlay.
751.62	Christchurch City Council	PC14	Seek Amendment	Remove the advice note [that references Measowlands].
834.236	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the Future Urban Zone.

854.6	Orion New Zealand Limited (Orion)	PC14	Seek Amendment	<p>New Rule to be inserted into following zones:</p> <ul style="list-style-type: none"> • Future Urban zone <p>Insert a new rule for provision of electricity equipment and infrastructure as follows:</p> <p>Activity</p> <p><u>PX The establishment of a new, or expansion of an existing sensitive activity.</u></p> <p>Activity specific standards</p> <p><u>a. Either a land area of at least 5.5m2 is provided at the boundary closest to the road reserve for electricity equipment and infrastructure, or confirmation is provided from Orion New Zealand Limited that it is not required.</u></p> <p>14.5.1.4 Discretionary activities</p> <p>Activity</p> <p><u>DX</u></p> <p><u>a. Any activity that does not meet the activity specific standard under PX.</u></p> <p><u>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited (absent its written approval).</u></p>
879.6	Rutherford Family Trust	PC14	Seek Amendment	<p>Ensure the zoning of the Land optimally provides for Enabling Housing and Housing Choice to better accord with NPS-UD objectives</p> <p>Subject to materials to be presented, solutions may include:</p> <p>Correct the zoning of the Middle Land [2 Crest Lane] to RH (together with removal of the provisions in referred to in rules referred to in 1-6 in our submission point #1 herein); together with mechanisms that ensure the Land provides for Enabling Housing and Housing Choice to better accord with NPS-UD objectives.</p> <p>OR to better achieve the objectives under NPS-UD, apply FUZ to the Middle Land [2 Crest Lane], but in a manner that increases the density from RH, and enables a</p>

				variety of some smaller section sizes e.g. 400sqm where appropriate, to allow housing choice as required by NPS-UD.
903.12	Danne Mora Limited	PC14	Support	Support the FUZ zoning of Lots 120 and 121DP 514750.
903.42	Danne Mora Limited	PC14	Oppose	Delete Advice Note in 14.12 Rules Future Urban Zone

14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.1 - Activity status table

Original Submission No	Submitter	Plan Change	Position	Decision Requested
13.9	Andrew Tulloch	PC14	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.

14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.1 - Activity status table > 14.12.1.1 - Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.45	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
259.16	Ara Poutama Aotearoa	PC14	Seek Amendment	[Provide for Emergency and refuge accommodation as a permitted activity]

14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.1 - Activity status table > 14.12.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.46	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
297.15	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
305.10	Vickie Hearnshaw	PC14	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
751.64	Christchurch City Council	PC14	Seek Amendment	Remove RD28.

805.28	Waka Kotahi (NZ Transport Agency)	PC14	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.
829.8	Kiwi Rail	PC14	Support	Retain the identification of the NZ Rail Network as a qualifying matter.
834.69	Kāinga Ora – Homes and Communities	PC14	Oppose	14.12.1.3 RD13 Delete NZ Rail Network Interface Sites qualifying matter.
852.14	Christchurch International Airport Limited (CIAL)	PC14	Seek Amendment	Amend rule 14.12.1.3 RD16 as follows: a. Activities and buildings that do not meet any one or more of the activity specific standards in Rule 14.12.1.1 (except for P8 to P10 activity standard ix. relating to noise sensitive activities in the 50 dB Ldn Air Noise Contour or the Qualifying Matter Airport Noise Influence Area refer to RD26; or P8 to P12 activity standard x. relating to storage of heavy vehicles refer to Rule 14.12.1.4 D2) for...
852.15	Christchurch International Airport Limited (CIAL)	PC14	Seek Amendment	Amend rule 14.12.1.3 RD26 as follows: a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour and or the Qualifying Matter Airport Noise Influence Area as shown on the Planning Maps: i. Residential activities which are not provided for as a permitted or controlled activity in this Chapter and which do not comply with: <ul style="list-style-type: none"> • 14.12.2.1 Building height; or • 14.12.2.2 Site coverage; or • 14.12.2.3 Outdoor living space; or • 14.12.2.14 Minimum unit size; or • 14.12.2.16 Outline development plan; or • 14.12.2.17 Comprehensive residential development. ii. Education activities (Rule 14.12.2.1 P8); iii. Preschools (Rule 14.12.2.1 P9); or iv. Health care facilities (Rule 14.12.2.1 P10) v. Visitor accommodation in a heritage item Rule 14.12.1.1 P25).(Plan Change 4 Council Decision subject to appeal)

				b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Christchurch International Airport Limited (absent its written approval).
903.43	Danne Mora Limited	PC14	Oppose	Delete RD28 Buildings that do not meet Rule 14.12.2.18 – Roof form – Area 1 Appendix 8.10.4 North Halswell ODP

14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.1 - Activity status table > 14.12.1.5 - Non-complying activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.56	Kāinga Ora – Homes and Communities	PC14	Support	14.12.1.5 NC1 – NC2 National Grid transmission and distribution lines. Retain Electricity Transmission Corridors qualifying matter only to the extent of the corridor as defined in the NES ET.
854.15	Orion New Zealand Limited (Orion)	PC14	Seek Amendment	Future Urban Zone Rule 14.12.1.5 Non-complying activities NC2. Add an additional clause to NC2 a. and amend clause ‘b’ as follows: <u>iv within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line.</u> b. Conductive Fences within 5 metres of a 66kV or , 33kV, 11kV, 400V or 230V electricity distribution line support structure foundation.

14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
314.10	Graham Townsend	PC14	Seek Amendment	[New built form standards to require roofing colours with low reflectivity and] roof-runoff rainwater storage.
627.13	Plain and Simple Ltd	PC14	Seek Amendment	[New standards for] accessibility and environmentally responsible design, [such as]: <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources

				<ul style="list-style-type: none"> • Green roofs • Porous hardscaping
685.12	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.

14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.1 - Building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
2.13	Greg Olive	PC14	Oppose	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction Road
16.6	Andrea Heath	PC14	Oppose	Remove the ability to construct buildings of up to 14m without resource consent.
116.5	Russell Fish	PC14	Oppose	Review the 'Industrial Interface' Qualifying Matter, with a view to remove the designation where it is not already an historically established principle.
224.9	Atlas Quarter Residents Group (22 owners)	PC14	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
297.16	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
338.4	Kate Revell	PC14	Seek Amendment	Restrict building heights to a maximum of 22 metres.
339.5	Chris Neame	PC14	Seek Amendment	Restrict maximum height for development to 22 metres
447.11	Alex Lowings	PC14	Oppose	No increase in the maximum building height in residential zones.
471.17	Kem Wah Tan	PC14	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
842.43	Fire and Emergency	PC14	Seek Amendment	<p>Amend 14.12.2.1-Building height as follows:</p> <p>Advice note:</p> <p>1. See the permitted height exceptions contained within the definition of height</p> <p><u>2. Emergency service facilities, emergency service towers and communication poles are exempt from this rule.</u></p>

14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.2 - Site coverage

Original Submission No	Submitter	Plan Change	Position	Decision Requested
471.18	Kem Wah Tan	PC14	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.

14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.4 - Daylight recession plane

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.44	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
70.13	Paul Wing	PC14	Seek Amendment	Recession planes need to be protected for all residential development.
205.19	Addington Neighbourhood Association	PC14	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.
205.36	Addington Neighbourhood Association	PC14	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.
276.9	Steve Burns	PC14	Support	[Retain sunlight access provisions]
454.11	Steve Hanson	PC14	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.
738.9	Pim Van Duin	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
762.12	New Zealand Institute of Architects Canterbury Branch	PC14	Support	[Supports] [s]unlight access qualifying matters

14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.5 - Minimum building setbacks from internal boundaries and railway lines

Original Submission No	Submitter	Plan Change	Position	Decision Requested
205.18	Addington Neighbourhood Association	PC14	Oppose	Accessory buildings should not be allowed to be built on or near property boundary line, if maintenance of such buildings would necessitate the owner going on to next door property to facilitate such repairs.
383.4	Colin Dunn	PC14	Seek Amendment	[That] 2 and 3 level buildings [are required] to be more than 1 meter from the boundary
829.14	Kiwi Rail	PC14	Seek Amendment	Retain the identification of the NZ Rail Network as a qualifying matter.
834.70	Kāinga Ora – Homes and Communities	PC14	Oppose	14.12.2.5Setback from rail corridor. Delete NZ Rail Network Interface Sitesqualifying matter.
842.44	Fire and Emergency	PC14	Seek Amendment	<p>Amend 14.12.2.5-Minimum building setbacks from internal boundaries and railway lines as follows:</p> <p>a. The minimum building setback from internalboundaries shall be as follows:</p> <p>e. b. For a retirement village or acomprehensive residential development, thisrule applies only to the internal boundarieson the perimeter of the entire development.</p> <p>d. c. For the purposes of this rule, this excludesguttering up to 200mm in width from the wallof a building.</p> <p><i><u>Advice note:</u></i></p> <p><i><u>Building setback requirements are further controlledby the Building Code. This includes the provision forfirefighter access to buildings and egress from buildings. Plan users should refer to the applicablecontrols within the Building Code to ensurecompliance can be achieved at the building consentstage. Issuance of a resource consent does notimply that waivers of Building Code requirements willbe considered/granted.</u></i></p>

14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover

Original Submission No	Submitter	Plan Change	Position	Decision Requested
233.4	Paul Clark	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
254.8	Emma Besley	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.
261.4	Maia Gerard	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
262.4	Alfred Lang	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
263.4	Harley Peddie	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
264.4	Aaron Tily	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
265.4	John Bryant	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
266.4	Alex Hobson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
267.4	Justin Muirhead	PC14	Support	The council retains the tree canopy requirement and contributions plan.
268.4	Clare Marshall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
269.4	Yvonne Gilmore	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
270.4	Rob Harris	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
271.2	Pippa Marshall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
272.10	Caitriona Cameron	PC14	Seek Amendment	The proposal should increase minimum protection of green space and canopy cover. o All developments should include whatever green space is considered to be the minimum (i.e. no 'buying out'). o The CCC should provide, and consult on, a detailed plan about how green space will be provided, particularly in HDR zones, before any changes are made to residential planning regulations.
273.4	Ian Chesterman	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
274.4	Robert Fleming	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
342.4	Adrien Taylor	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
345.4	Monique Knaggs	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.
346.4	George Laxton	PC14	Support	[Seek] that the council retains the tree canopy requirement and contributions plan.
347.4	Elena Sharkova	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.
350.10	Felix Harper	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
361.9	James Gardner	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
362.13	Cynthia Roberts	PC14	Support	[S]eek[s] that the Council retains the tree canopy requirement and contributions plan.
363.4	Peter Galbraith	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
364.4	John Reily	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
365.4	Andrew Douglas-Clifford	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
366.4	Olivia Doyle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
370.2	Simon Fitchett	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan

371.4	Nkau Ferguson-spence	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
372.4	Julia Tokumaru	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
373.2	Mark Stringer	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan
374.4	Michael Redepenning	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
375.4	Aidan Ponsonby	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
379.4	Indiana De Boo	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
384.4	Christopher Seay	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
387.4	Christopher Henderson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
389.2	Emma Coumbe	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
391.4	Ezra Holder	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
392.4	Ella McFarlane	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
394.4	Lesley Kettle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
395.4	Emily Lane	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
415.5	Blake Thomas	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan
416.9	Anake Goodall	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
443.8	Summerset Group Holdings Limited	PC14	Seek Amendment	<p>Amend all tree canopy provisions as they apply to residential zones within Christchurch City to specifically exclude retirement villages. For example....</p> <p>14.5.2.2 Tree and garden planting Landscaped area and tree canopy cover</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>
503.6	Jamie Lang	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.
505.9	Jarred Bowden	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.

506.6	Alex McMahon	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
510.10	Ewan McLennan	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
512.10	Harrison McEvoy	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
514.10	Ann Vanschevensteen	PC14	Support	The council retains the tree canopy requirement and contributions plan.
515.4	Zachary Freiberg	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.
516.4	Jessica Nimmo	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
517.4	Alex McNeill	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
518.4	Sarah Meikle	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
519.19	James Carr	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek that the council retains the tree canopy requirement and contributions plan.
520.4	Amelie Harris	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.
521.4	Thomas Garner	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.
522.4	Lisa Smailes	PC14	Support	I seek that the council retains the tree canopy requirement and contributions plan.
523.9	Adam Currie	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
524.4	Daniel Tredinnick	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
525.4	Gideon Hodge	PC14	Support	S]eek[s] that the council retains the tree canopy requirement and contributions plan.
527.4	Kaden Adlington	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan
528.7	Kelsey Clousgon	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
529.4	Daniel Carter	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
531.9	Claire Cox	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
532.4	Albert Nisbet	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
533.4	Frederick Markwell	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
537.4	Matt Johnston	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan
551.9	Henry Seed	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
552.7	David Moore	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
553.7	Josh Flores	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
554.7	Fraser Beckwith	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
555.7	James Cunniffe	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.

557.15	Peter Beswick	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
558.6	Jan-Yves Ruzicka	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
559.7	Mitchell Tobin	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
560.7	Reece Pomeroy	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
562.7	Rob McNeur	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
563.3	Peter Cross	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
565.4	Angela Nathan	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
566.5	Bruce Chen	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
567.4	Mark Mayo	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
568.4	Hazel Shanks	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
569.4	Marcus Devine	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
570.4	Christine Albertson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
571.4	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
572.4	Yu Kai Lim	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
573.4	Jeff Louttit	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
574.4	Henry Bersani	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
575.4	Jeremy Ditzel	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
576.4	Juliette Sargeant	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
577.5	James Robinson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
578.4	Jamie Dawson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
586.4	Joe Clowes	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
587.4	Ciaran Mee	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
588.6	David Lee	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
589.4	Krystal Boland	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
590.4	Todd Hartshorn	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
591.4	Helen Jacka	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
594.8	Hao Ning Tan	PC14	Support	Seeks that the Council retains the tree canopy requirement and contributions plan
595.7	Logan Sanko	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
596.7	Hayley Woods	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.

597.7	Karl Moffatt-Vallance	PC14	Support	Seeks that the Council retains the tree canopy requirement and contributions plan <input type="text"/>
598.7	Caleb Sixtus	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
600.4	Maggie Lawson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
601.7	Jack Hobern	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
602.7	Devanh Patel	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
603.7	Evan Ross	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
604.7	Daniel Morris	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
605.4	Benjamin Wilton	PC14	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
606.7	Alanna Reid	PC14	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
611.6	Ailbhe Redmile	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
615.7	Analijia Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.
621.4	Loren Kennedy	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
622.4	Ella Herriot	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
623.8	Peter Dobbs	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.
624.5	Daniel Scott	PC14	Support	[Supports] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy. Seek that the council retains the tree canopy requirement and contributions plan.
639.9	Rory Evans Fee	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
643.4	Keegan Phipps	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
646.4	Archie Manur	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
652.7	Declan Cruickshank	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
655.4	Daymian Johnson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
656.4	Francesca Teague-Wytenburg	PC14	Support	Seeks that the council retains the tree canopy requirement and contributions plan.
658.9	Ben Thorpe	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
659.4	Lucy Wingrove	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.

660.4	Bray Cooke	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
661.9	Edward Parkes	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the tree canopy requirement and contributions plan.
662.9	Bryce Harwood	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.
713.4	Girish Ramlugun	PC14	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
714.4	Russell Stewart	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
715.4	Sara Campbell	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
717.4	Jonty Coulson	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
718.4	Gareth Holler	PC14	Support	I support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
719.4	Andrew Cockburn	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
721.11	Ethan Pasco	PC14	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy... seek[s] that the council retains the tree canopy requirement and contributions plan.
727.11	Birdie Young	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
733.5	Michael Hall	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
738.4	Pim Van Duin	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
752.4	Amanda Smithies	PC14	Support	support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
753.4	Piripi Baker	PC14	Support	[Support] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
754.4	Alex Shaw	PC14	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek that the council retains the tree canopy requirement and contributions plan.
762.6	New Zealand Institute of Architects Canterbury Branch	PC14	Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions.
762.8	New Zealand Institute of Architects	PC14	Seek Amendment	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions.

	Canterbury Branch			
798.10	Wolfbrook	PC14	Oppose	delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA
832.4	Finn Jackson	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
837.4	Sylvia Maclaren	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
839.4	Jacinta O'Reilly	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
840.4	Rosa Shaw	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
841.4	Jess Gaisford	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
843.4	Allan Taunt	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
844.4	Hayden Smythe	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
846.6	Lauren Bonner	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
847.4	Will Struthers	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
877.17	Otautahi Community Housing Trust	PC14	Seek Amendment	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.
918.4	Geoff Banks	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
1049.4	Dylan Lange	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.18 - Roof form – Area 1 – Appendix 8.10.4 North Halswell ODP

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.63	Christchurch City Council	PC14	Oppose	Remove rule 14.12.2.18.
903.44	Danne Mora Limited	PC14	Oppose	Delete Built Form Standard 14.12.2.18

14 - Residential > 14.13 - Rules - Enhanced Development Mechanism

Original Submission No	Submitter	Plan Change	Position	Decision Requested
107.24	Heather Woods	PC14	Seek Amendment	Amend 14.13 to enable Qualifying Sites to be located in ANY Residential Suburban zone, (not just the Residential Suburban Density Transition Zone).
121.10	Cameron Matthews	PC14	Seek Amendment	Amend the Airport Noise Qualifying Matter to either:

				<ul style="list-style-type: none"> make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan
792.6	Carmel Woods	PC14	Seek Amendment	Seek that the location of Qualifying Sites for EDMs should be permitted in any ResidentialSuburban zone, not just the Residential Suburban Density Transition Zone.

14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.1 - Qualifying standards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
789.7	Eric Woods	PC14	Seek Amendment	permit Qualifying Sites to be located in ANY Residential Suburban zone, (not justthe Residential Suburban Density Transition Zone).

14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.1 - Qualifying standards > 14.13.1.1 - Zoning qualifying standards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
107.34	Heather Woods	PC14	Seek Amendment	<i>Delete Rule 14.13.1.1</i>
795.6	Andrew Stevenson	PC14	Seek Amendment	[A]llow Qualifying Sites not only in Residential Suburban Density Transition Zone, butalso in any Residential Suburban Zone.
796.5	Justin Woods	PC14	Seek Amendment	[P]ermit Qualifying Sites to not just the Residential Suburban Density Transition Zone,but also be ANY Residential Suburban zone.
797.6	Zsuzsanna Hajnal	PC14	Seek Amendment	[P]ermit EDM sites in any Residential Suburban zone, not just theResidential Suburban Density Transition Zone.
800.5	Ramon Gelonch Roca	PC14	Seek Amendment	Allow Qualifying Sites to include any Residential Suburban Zone, not only inResidential Suburban Density Transition Zone.

801.6	Jean Turner	PC14	Seek Amendment	[P]ermit Qualifying Sites to be located in ANY Residential Suburban zone, (not just the Residential Suburban Density Transition Zone)
802.6	Anita Moir	PC14	Seek Amendment	[P]ermit Qualifying Sites to be located in ANY Residential Suburban zone, (not just the Residential Suburban Density Transition Zone).
803.6	Tamsin Woods	PC14	Seek Amendment	[P]ermit Qualifying Sites [in] ANY Residential Suburban zone, not just the Residential Suburban Density Transition Zone

14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.1 - Qualifying standards > 14.13.1.4 - Location qualifying standards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
107.33	Heather Woods	PC14	Seek Amendment	<p>Amend 14.13.1.4 to apply the following</p> <p>A. 800 metres EDM walking distance of:</p> <p><i>I. A Commercial Business City Centre Zone , or Commercial Mixed use Zone.</i></p> <p><i>II. A supermarket of not less than 1000m² gross floor area - except that B does not apply to EDM in the Residential Banks Peninsula Zone;</i></p> <p><i>B. 800 metres EDM walking distance of either a primary or intermediate school;</i></p> <p><i>C. 400 metres EDM walking distance of an Open Space 2 Zone or an Open Space 1 Zone that has an area greater than 4000m²;</i></p>
571.28	James Harwood	PC14	Support	Seeks that rules relating to Higher-density housing near the city and commercial centres be supported.
571.29	James Harwood	PC14	Support	Seeks that higher density housing near the city and commercial centres be supported.

14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.2 - Activity status tables > 14.13.2.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.61	Christchurch City Council	PC14	Seek Amendment	[In RD2 and RD3] Amend the numbering of the [assessment] matters to show its correct numbering: Residential design principles - Rule 14.15.1; Site density and site coverage - Rule 14.15.2; Impacts on neighbouring property - Rule14.15.3; Minimum unit size and unit mix - Rule 14.15.5; Scale and nature of activity - Rule 14.15.6; Traffic generation and access safety - Rule14.15.7; Water supply for fire fighting - Rule 14.15.8; Acoustic insulation - Rule 14.15.9; Non-residential hours of operation - Rule14.15.25; Retirement villages - Rule 14.15.10; Street scene - road boundary building setback,fencing and planting - Rule 14.15.18; Minimum building, window and balconys setbacks - Rule 14.15.19; Service, storage and waste managementspaces - Rule 14.15.20; Outdoor living space - Rule 14.15.21

14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards

Original Submission No	Submitter	Plan Change	Position	Decision Requested
627.14	Plain and Simple Ltd	PC14	Seek Amendment	[Newstandards for] accessibility and environmentally responsible design, [suchas]: <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping

14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.2 - Daylight recession planes

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.47	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
70.14	Paul Wing	PC14	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
97.1	Geoff Tune	PC14	Seek Amendment	<p>That the proposed provision 14.13.3.2 to be amended to 'buildings shall not project beyond a building envelope constructed by recession planes from points 3 meters (2.3 metres) above boundaries with other sites as shown in Appendix 14.16.2, withreplaced MDRS angles i.e 55° (diagram C) except that:</p> <p>i. where an internal boundary of a site abuts an access lot, access strip, or access to a rear lot, the recession plane may be constructed from points 2.3 metres above the furthest boundary of the access lot, access strip, or access to a rear lot or any combination of these areas;</p> <p>ii. where buildings on adjoining sites have a common wall along an internal boundary the recession planes shall not apply along that part of the boundary covered by such a wall.</p> <p>iii. Where the building is located in a Flood Management Area, the exemptions in Rule 5.4.1.3 apply (for activities P1-P4 in Table 5.4.1.1b).'</p> <p>[The proposed amendments in relation to height at boundary are the same as currently proposed in PC14].</p>
276.10	Steve Burns	PC14	Support	[Retain sunlight access provisions]

14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.5 - Minimum unit size, and mix of units

Original Submission No	Submitter	Plan Change	Position	Decision Requested
107.11	Heather Woods	PC14	Support	Support 14.13.3.5 - provided CCC include provision for transportable homes
107.25	Heather Woods	PC14	Seek Amendment	<p>Amend 14.13.4.5 to decrease the net floor area requirements of these homes (e.g. by 33%).</p> <p>The current net floor area requirements are not aligned with the MDRS which has</p>

				no such restrictions.
789.8	Eric Woods	PC14	Seek Amendment	Amend 14.13.4.5. and decrease the net floor area requirements of tiny homes (e.g. by 33%).
792.7	Carmel Woods	PC14	Seek Amendment	Seek that the net floor area requirements of Enhanced Development Mechanism homes are reduced by 33%.
795.7	Andrew Stevenson	PC14	Oppose	[E]liminate the net floor area requirements of EDM homes.
796.6	Justin Woods	PC14	Seek Amendment	[E]liminate or drastically reduce the net floor area requirements of Enhanced Development Mechanism homes.
797.7	Zsuzsanna Hajnal	PC14	Seek Amendment	[D]ecrease the net floor area requirements of these EDM homes (e.g. by 33%).
800.6	Ramon Gelonch Roca	PC14	Seek Amendment	Eliminate the net floor area requirements of EDM homes in order to align with the MDRS, which has no such restrictions.
801.7	Jean Turner	PC14	Seek Amendment	[E]liminate the net floor area requirements of these homes, or at least decrease them by at least 33%.
802.7	Anita Moir	PC14	Seek Amendment	[D]ecrease the net floor area requirements of these homes (e.g. by 33%).
803.7	Tamsin Woods	PC14	Seek Amendment	[E]liminate or drastically reduce the net floor area requirements of Enhanced Development Mechanism homes.

14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.7 - Outdoor living space

Original Submission No	Submitter	Plan Change	Position	Decision Requested
107.12	Heather Woods	PC14	Support	Support 14.13.3.7 provided Transportable homes are provided for
107.13	Heather Woods	PC14	Seek Amendment	<i>Support 14.13.4.7 provided transportable homes are provided for</i>
107.26	Heather Woods	PC14	Seek Amendment	Amend 14.13.4.7 To enable the option for outdoor living spaces to be shared or partially shared with neighbouring dwellings. Or at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.
789.9	Eric Woods	PC14	Seek Amendment	To enable the option for outdoor living spaces to be shared or partially shared with neighbouring dwellings. Or at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.

792.8	Carmel Woods	PC14	Seek Amendment	Seek that the standards make it possible for outdoor living spaces to be shared or partially shared with adjacent homes, or allow for a portion of outdoor living areas to be fulfilled by shared greenspaces.
795.8	Andrew Stevenson	PC14	Seek Amendment	[A]llow for outdoor living spaces to be shared or partially shared with neighboring dwellings.
797.8	Zsuzsanna Hajnal	PC14	Seek Amendment	[A]llow outdoor living space requirement to allow for greenspaces to be shared or partially shared with neighbouring dwellings. Alternatively, a portion of outdoor living space requirements should be permitted to be fulfilled by shared greenspaces.
800.7	Ramon Gelonch Roca	PC14	Seek Amendment	Allow for outdoor living spaces to be shared or partially shared with neighboring dwellings.
801.8	Jean Turner	PC14	Seek Amendment	[Allow] for outdoor living spaces to be shared or partially shared with adjacent homes, or allow for a portion of outdoor living areas to be fulfilled by shared greenspaces.
802.8	Anita Moir	PC14	Seek Amendment	[E]nable the option for outdoor living spaces to be shared or partially shared with neighbouring dwellings. Or at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.
803.8	Tamsin Woods	PC14	Seek Amendment	[That] r individual outdoor living spaces [are allowed] to be smaller [where there are] outdoor living spaces shared or partially shared with neighbouring dwellings.

14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.8 - Service, storage, and waste management spaces

Original Submission No	Submitter	Plan Change	Position	Decision Requested
107.14	Heather Woods	PC14	Seek Amendment	<i>Support 14.13.4.8. provided CCC is to provide for Transportable Homes Hubs within this criteria.</i>

14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.9 - Landscaping and tree planting

Original Submission No	Submitter	Plan Change	Position	Decision Requested
571.22	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
615.17	Analijia Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.

14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.10 - Acoustic Insulation

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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107.15	Heather Woods	PC14	Seek Amendment	<i>Support 14.13.3.10 on the basis CCC is to provide for Transportable Homes Hubs</i>
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14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.12 - Maximum building coverage within Enhanced development mechanism areas

Original Submission No	Submitter	Plan Change	Position	Decision Requested
107.16	Heather Woods	PC14	Seek Amendment	<i>Support 14.13.3.12 on the basis CCC is to provide for Transportable Homes Hubs within this criteria.</i>

14 - Residential > 14.14 - DELETE Rules - Community Housing Redevelopment Mechanism

Original Submission No	Submitter	Plan Change	Position	Decision Requested
107.17	Heather Woods	PC14	Seek Amendment	Reinstate sub-chapter 14.14 - Community Housing Development Mechanism
625.4	Pamela-Jayne Cooper	PC14	Oppose	Oppose [proposed deletion of 14.14]
834.237	Kāinga Ora – Homes and Communities	PC14	Support	[That the Community Housing Redevelopment Mechanism remains deleted and is not re-instated].

14 - Residential > 14.15 - Rules - Matters of control and discretion

Original Submission No	Submitter	Plan Change	Position	Decision Requested
145.10	Te Mana Ora/Community and Public Health	PC14	Seek Amendment	Te Mana Ora recommends that Christchurch City Council considers incorporating the Healthy Streets Approach into matters of control and discretion to create places that are vibrant and inclusive, where people feel safe and relaxed and there are things to do and see.
780.18	Josie Schroder	PC14	Support	Retain 14.15 as notified.
786.3	Marta Scott	PC14	Seek Amendment	[Consider additional assessment matters: impacts on existing retaining walls + types of vegetation at boundaries]

834.85	Kāinga Ora – Homes and Communities	PC14	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ
877.35	Otautahi Community Housing Trust	PC14	Oppose	<p>For the ‘non-notified’ rules [requested as part of this submission], the matters for assessment should be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape.</p> <p>For the rules that potentially affect neighbouring sites set out above, additional matters relating to consideration of the amenity of neighbouring sites are appropriate.</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>

14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.1 - Residential design principles

Original Submission No	Submitter	Plan Change	Position	Decision Requested
145.9	Te Mana Ora/Community and Public Health	PC14	Support	Te Mana Ora supports the proposed residential design principle ‘site layout and context’ (rule 14.15.1).

145.23	Te Mana Ora/Community and Public Health	PC14	Support	Te Mana Ora supports the proposed changes to the safety section of the residential design principles (14.15.1 h) which strengthen CPTED principles to achieve a safe, secure environment.
212.12	The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)	PC14	Seek Amendment	<p>Amend Clause (c) as follows: - Insert new:</p> <p><u>G. Incorporates design techniques to minimise reverse sensitivity effects on existing lawfully established non-residential activities.</u></p> <p>Amend Clause (e) as follows - Insert new:</p> <p><u>F. Incorporates design techniques to minimise reverse sensitivity effects on existing lawfully established non-residential activities.</u></p> <p>Amend Clause (f) as follows: Insert new:</p> <p><u>F. Incorporates design techniques to minimise reverse sensitivity effects on existing lawfully established non-residential activities.</u></p>
305.1	Vickie Hearnshaw	PC14	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
805.9	Waka Kotahi (NZ Transport Agency)	PC14	Oppose	Delete the City Spine Transport Corridor Qualifying Matter.

834.203	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>[Amend] 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>
842.26	Fire and Emergency	PC14	Support	<p>[S]upports the consideration of parking made through the PC14 amendments made to the matter of control 14.15.1 Residential Design Principles.</p>

842.45	Fire and Emergency	PC14	Seek Amendment	<p>Amend 14.15.1-Residential design principles as follows:</p> <p>g. Access, parking and servicing</p> <p>i. Whether the development provides for good,safe access and integration of space for pedestrian movement, cyclist servicing, andparking (where provided).</p> <p>ii. The relevant considerations are the extent towhich the development:</p> <p>A. integrates access in a way that is safe forall users, and offers direct and convenient access for pedestrians andcyclists from the street to the front door of each unit;</p> <p>B. provides effective physical separationbetween vehicles and any dedicated pedestrian access;</p> <p>C. when parking areas and garages areprovided, these are designed and located in a way that does not dominatethe development, particularly when viewed from the street or other publicopen spaces;</p> <p>D. when no on-site car parking is provided, the movement of people and car-free modes of travel are facilitated, including accesses that are of sufficient width and standard of formation to be used bypeople with differing mobility needs; and</p> <p>E. provides for suitable storage (includingbike storage) and service spaces whichare conveniently accessible for peoplewith differing mobility needs, safe and/orsecure, and located and/or designed tominimise adverse effects on occupants,neighbours and public spaces.</p> <p><u>iii. Whether the development provides for appropriate emergency access on/to the site:</u></p> <p><u>A. The extent to which access to the on-site alternative firefighting water supply complies with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice.</u></p>
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				<p><u>B. The extent to which developments provide for emergency service access including pedestrian accessways that are clear, unobstructed and well lit</u></p> <p><u>C. The extent to which wayfinding for different properties on a development are clear in day and night is provided.</u></p>
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14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.2 - Site density and site coverage

Original Submission No	Submitter	Plan Change	Position	Decision Requested
61.39	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Introduce Diagram E for High Residential Zones to Appendix 14.15.2 which matches the current recession planes being proposed in Appendix 14.16.2 Diagram C.
212.13	The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)	PC14	Seek Amendment	Amend Clause (a) as follows: insert new: <u>vii. reverse sensitivity effects on existing lawfully established non-residential activities.</u>
467.7	Jillian Schofield	PC14	Oppose	[O]ppose[s] the change in height restrictions that have been proposed and the number of buildings per section in Hornby and surrounding areas [such as] Hei Hei.
471.19	Kem Wah Tan	PC14	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
557.7	Peter Beswick	PC14	Oppose	Delete sunlight access qualifying matter - Diagram D
834.78	Kāinga Ora – Homes and Communities	PC14	Oppose	14.15.2 – Diagram D. Delete the Sunlight Access qualifying matter and all associated provisions.
834.206	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	For the rules that potentially affect neighbouring sites, additional matters relating to consideration of the amenity of neighbouring sites are appropriate.

14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.3 - Impacts on neighbouring property

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.48	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

70.16	Paul Wing	PC14	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
212.14	The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)	PC14	Seek Amendment	Amend Clause (a) as follows: Insert new: <u>viii. reverse sensitivity effects on existing lawfully established non-residential activities.</u> Amend Clause (c) as follows: Insert new: <u>xv. reverse sensitivity effects on existing lawfully established non-residential activities.</u>
425.7	Tom King	PC14	Seek Amendment	Consideration needs to be given and requirements increased for developers, as to the impact that high density housing and increased height will have on existing houses/ neighbours to minimise loss of privacy, sunlight and road congestion.
454.3	Steve Hanson	PC14	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.
556.16	Winton Land Limited	PC14	Seek Amendment	Delete 14.15.3 delete and replace with the following: <u>a. Whether the increased height or reduced setbacks would result in buildings that do not compromise the planned urban built character taking into account:</u> <u>(i) building bulk and dominance effects on surrounding neighbours;</u> <u>(ii) privacy and shading effects on surrounding neighbours, including on habitable rooms or outdoor living spaces;</u> <u>(iii) modulation or design features of the building facade and roof-form to reduce its visual impact;</u> <u>(iv) the extent to which an increased height is necessary to enable more efficient, cost effective and/or practical use of the site, or the long term protection of significant trees or natural features on the site;</u> <u>(v) whether development on the adjoining site, such as large building setbacks, location of outdoor living spaces, or separation by land used for vehicle access, reduces the need for protection of adjoining sites from overshadowing; and</u>

				(vi) the ability to mitigate any adverse effects of increased height breaches through increased separation distances between the building and adjoining sites, the provision of screening or any other methods.
814.179	Carter Group Limited	PC14	Seek Amendment	Amend Rule 14.15.3(a) as follows: a. Whether the increased height, or reduced setbacks, or recession plane intrusion would result in buildings that do not compromise the amenity of adjacent properties planned urban built character, taking into account. The following matters of discretion apply ... [i.e. delete the balance of clause (a)].
823.145	The Catholic Diocese of Christchurch	PC14	Seek Amendment	14.15.3(a) - Amend as follows: a. Whether the increased height, or reduced setbacks, or recession plane intrusion would result in buildings that do not compromise the amenity of adjacent properties planned urban built character, taking into account. The following matters of discretion apply ... [i.e. delete the balance of clause (a)]
834.204	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	For the rules that potentially affect neighbouring sites, additional matters relating to consideration of the amenity of neighbouring sites are appropriate. For height, additional matters relating to urban form and proximity to services and public and active transport modes are appropriate, along with consideration of wind effects for buildings over 22m in height.
842.46	Fire and Emergency	PC14	Seek Amendment	Amend 14.15.3-Impacts on neighbouring property as follows: <u>viii. Fire risk mitigation incorporated to avoid horizontal spread of fire across boundaries; and</u> <u>ix. Provision of suitable firefighting water supply and pressure.</u> -

14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.4 - Height in relation to boundary breaches

Original Submission No	Submitter	Plan Change	Position	Decision Requested
212.15	The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)	PC14	Seek Amendment	Amend Clause (a) as follows: Insert new: <u>v. reverse sensitivity effects on existing lawfully established non-residential activities.</u>

237.44	Marjorie Manthei	PC14	Support	[Retain] 14.15.4
834.205	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	For the rules that potentially affect neighbouring sites set out above, additional matters relating to consideration of the amenity of neighbouring sites are appropriate. For building separation non-compliance, the matters for assessment are sought to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape.

14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.6 - Scale and nature of activity

Original Submission No	Submitter	Plan Change	Position	Decision Requested
237.45	Marjorie Manthei	PC14	Support	[Retain] 14.15.6 (a-c)

14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.7 - Traffic generation and access safety

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.50	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.8 - Water supply for fire fighting

Original Submission No	Submitter	Plan Change	Position	Decision Requested
842.47	Fire and Emergency	PC14	Support	Retain 14.15.8-Water supply for fire fighting as notified.

14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.14 - Residential fencing

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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834.207	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	the matters for assessment are sought to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape.
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14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.20 - Service, storage and waste management spaces

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.208	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	the matters for assessment are sought to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape

14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.21 - Outdoor living space

Original Submission No	Submitter	Plan Change	Position	Decision Requested
184.12	University of Canterbury	PC14	Support	[Regarding 14.15.21] c - Support wording as proposed.
834.209	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	the matters for assessment are sought to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape.

14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.23 - Street-facing glazing

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.210	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	the matters for assessment are sought to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape.

14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.24 - Residential landscaping

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.211	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	the matters for assessment are sought to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape.

14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.27 - Character Area Overlay

Original Submission No	Submitter	Plan Change	Position	Decision Requested
42.1	Michael Down	PC14	Support	Support inclusion of Evesham Crescent and Bewdley Street in a Residential Character Area.
141.2	Aaron Jaggar	PC14	Seek Amendment	List Ryan Street as a Residential Character Street Area.
168.1	Bernard Hall JP (Retired)	PC14	Support	Please retain RYAN STREET, CHRISTCHURCH, 8011 as a CHARACTER STREET without multistory infill structures.
174.1	Sonya Grace	PC14	Support	Seek that Ryan Street becomes a Character Street and to not allow medium to high density housing into Ryan Street.
179.3	Sean Walsh	PC14	Seek Amendment	Request that Cashmere View Street (including #13 Cashmere View Street) Somerfield be a suburban charter area/street. Request that resource consent be required before any development can proceed.
247.2	Jean-Michel Gelin	PC14	Seek Amendment	Create a character area including Forfar Street to limit the possible height of the new building and the sunlight access for the 1 Storey houses of the street
745.1	Richmond Residents and Business Association (We are Richmond)	PC14	Support	Seek that SAMS and Suburban Character Areas are retained.
834.43	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>14.15.27 Matters of discretion- Character Area Overlays.</p> <ol style="list-style-type: none"> 1. Delete all new or extended character areas as qualifying matters and undertake further analysis to determine the exact values of the resources that the Council seeks to manage in the District Plan. 2. For existing character areas retain the controlled activity status for new buildings that exists in the Operative Plan - Rule 14.5.3.1.2 C1. 14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays. 3. In the event that the Character Area qualifying matter remains, explicit provision is sought for the ability to develop Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.

842.48	Fire and Emergency	PC14	Seek Amendment	Fire and Emergency request that the boundaries of RHA 2 are reduced to exclude the Fire and Emergency City Station site at 91 Chester Street East as shown in Figure 2 below.
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14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.30 - Building height in the High Density Residential Zone within the Central City

Original Submission No	Submitter	Plan Change	Position	Decision Requested
78.6	Linda Blake	PC14	Support	Supports ways to reduce the months of no sun in Christchurch with 14.15.30 minimum building setbacks
237.47	Marjorie Manthei	PC14	Seek Amendment	Consider ways to provide further protection from tall buildings in a residential neighbourhood, by rewriting and expanding the current list.

14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.31 - Daylight recession planes in the High Density Residential zone within the Central City

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.49	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
70.15	Paul Wing	PC14	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
78.7	Linda Blake	PC14	Support	Supports ways to reduce the months of no sun in Christchurch with 14.15.31 daylight recession planes.

237.48	Marjorie Manthei	PC14	Seek Amendment	[Delete b. and d.]
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14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.36 - Urban design in the High Density Residential zone within the Central City

Original Submission No	Submitter	Plan Change	Position	Decision Requested
237.46	Marjorie Manthei	PC14	Support	[Retain] 14.15.36 re urban design, especially acknowledging 'human scale'

14 - Residential > 14.16 - Appendices

Original Submission No	Submitter	Plan Change	Position	Decision Requested
589.7	Krystal Boland	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
834.86	Kāinga Ora – Homes and Communities	PC14	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ.

14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes

Original Submission No	Submitter	Plan Change	Position	Decision Requested
30.12	Doug Latham	PC14	Seek Amendment	Amend Appendix 14.16.2 'Recession planes' to increase recession planes in high density zone and reinstate previous exclusions.
62.3	Thomas Calder	PC14	Not Stated	That sunlight access be better protected by amending the medium/high density southern boundary recession plane to 45 degrees from 3m at the boundary
86.3	Melissa and Scott Alman	PC14	Seek Amendment	That sunlight access be better protected by further amending the medium/high density southern boundary recession plane from 50° to 45° from 3m at the boundary
112.9	Nikki Smetham	PC14	Support	[Retain Sunlight Access Qualifying Matter]
119.7	Tracey Strack	PC14	Seek Amendment	<ul style="list-style-type: none"> • That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and, • That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.

165.4	Catherine & Peter Baddeley	PC14	Seek Amendment	That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary
184.8	University of Canterbury	PC14	Support	Retain rule as proposed (Diagram D)
187.4	Tom Logan	PC14	Oppose	<i>[Drop the Sunlight Access Qualifying Matter]</i>
188.6	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.
191.16	Logan Brunner	PC14	Oppose	[Remove proposed QM Sunlight Access]
196.5	Brian Gillman	PC14	Support	[Retain Sunlight Access Qualifying Matter as proposed]
197.5	Steve Smith	PC14	Oppose	[Maintain existing recession planes]
200.6	Robert J Manthei	PC14	Oppose	Recession planes should be the same as the current ones
215.2	Graham Thomas Blackett	PC14	Seek Amendment	Amend recession planes on new buildings to allow sunlight to directly reach the ground floors of existing adjoining dwellings for at least some portion of every day of the year.
220.6	Martin Snelson	PC14	Seek Amendment	Amend the recession plane angles to maximise sunlight
221.6	Cynthia Snelson	PC14	Seek Amendment	Amend the recession plane angles to maximise sunlight
222.8	Deans Avenue Precinct Society Inc.	PC14	Seek Amendment	Support the proposal to add a Qualifying Matter that would better allow sunshine to reach neighbouring properties, especially in the winter. This must apply to both Medium Density Residential Zone and High Density Residential Zone.
233.10	Paul Clark	PC14	Oppose	Oppose [Sunlight Access Qualifying Matter]
237.7	Marjorie Manthei	PC14	Oppose	[Retain] current residential recession planes
245.1	Victoria Berryman	PC14	Seek Amendment	Amend the Sunlight Access Qualifying Matter to allow for ground floors to have more sun during the winter.
246.5	Robert Black	PC14	Seek Amendment	Amend the recession planes to 40 degrees or less. Exclude Rule 5.4.1.3 from applying to recession planes under the MDRS.
258.5	Stephen Bryant	PC14	Seek Amendment	Amend recession planes for Christchurch to ensure they meet the Australian standard.
261.10	Maia Gerard	PC14	Seek Amendment	Opposes the Sunlight Access Qualifying Matter
262.8	Alfred Lang	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

263.7	Harley Peddie	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
264.9	Aaron Tily	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
265.9	John Bryant	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
266.9	Alex Hobson	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
267.10	Justin Muirhead	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] The council drop this qualifying matter.
268.9	Clare Marshall	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
269.10	Yvonne Gilmore	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
270.9	Rob Harris	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
271.10	Pippa Marshall	PC14	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
272.7	Caitriona Cameron	PC14	Seek Amendment	<p>The proposal should increase protection of sunlight access to maximise liveability features in new developments.</p> <p>- The recession plane angles should be reduced to provide more sunshine access than in Auckland, not the same, to take account of the colder temperatures in Christchurch.</p> <p>- Recession planes and setbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties. Recession plane angles should be reduced for those sites bordering sites narrower than the suggested standard of 15m.</p>
273.10	Ian Chesterman	PC14	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
274.10	Robert Fleming	PC14	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
294.3	Chessa Crow	PC14	Seek Amendment	Seeks to have recession planes made LOWER than currently proposed (way, way lower)....for any builds happening next to any single-story residences.
331.1	clare mackie	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter as part of CCC's PC14.
332.1	Neil Hodgson	PC14	Seek Amendment	<p>Amend the sunlight access qualifying matter to ensure new buildings will not reduce the amount of sun a property receives by more than 20% at any time of the year.</p> <p>The submitter seeks to add this amendment to any changes to resource management laws.</p>

342.8	Adrien Taylor	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
344.4	Luke Baker-Garters	PC14	Oppose	Removal of the city-wide sunlight access qualifying matter in its entirety
345.10	Monique Knaggs	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.
346.10	George Laxton	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
347.10	Elena Sharkova	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
350.7	Felix Harper	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
360.4	Rebecca West	PC14	Support	[Require] greater attention to the mitigation of the loss of sunlight to neighboring properties
361.6	James Gardner	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
362.8	Cynthia Roberts	PC14	Oppose	Opposes the Sunlight Access Qualifying Matter.
363.8	Peter Galbraith	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
364.8	John Reily	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
365.9	Andrew Douglas-Clifford	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
366.9	Olivia Doyle	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
367.1	John Bennett	PC14	Seek Amendment	That the recession plane angles be lowered to allow adequate sunlight into ground floor housing units on adjacent sites during mid winter.
370.10	Simon Fitchett	PC14	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
372.9	Julia Tokumaru	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
373.10	Mark Stringer	PC14	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
374.10	Michael Redepenning	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
375.10	Aidan Ponsonby	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

376.4	Colin Gregg	PC14	Seek Amendment	That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary
379.9	Indiana De Boo	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
383.5	Colin Dunn	PC14	Seek Amendment	Seeks more restrictive recession planes.
384.10	Christopher Seay	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
385.4	Claire Williams	PC14	Seek Amendment	[Seeks that] the recession planes for Christchurch should meet the Australian Standard.
387.10	Christopher Henderson	PC14	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
389.8	Emma Coumbe	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
390.2	Mike Singleton	PC14	Support	[Retain recession planes]
391.10	Ezra Holder	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
392.10	Ella McFarlane	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
393.4	Sarah Laxton	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
393.10	Sarah Laxton	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
394.9	Lesley Kettle	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
395.10	Emily Lane	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
415.9	Blake Thomas	PC14	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
416.6	Anake Goodall	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
417.1	Viso NZ Limited	PC14	Oppose	Seek amendment to 4m 60° recession plane.
425.6	Tom King	PC14	Seek Amendment	Consideration needs to be given and requirements increased for developers, as to the impact that high density housing and increased height will have on existing houses/ neighbours to minimise loss of privacy, sunlight and road congestion.
435.5	Madeleine Thompson	PC14	Oppose	[Oppose Height in Relation to Boundary Provisions]
454.12	Steve Hanson	PC14	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.

485.5	John Buckler	PC14	Oppose	Change 45 St. Albans Street to a Medium Density Residential zone or preserve current sunlight.
491.2	Juliet Kim	PC14	Oppose	[S]upport[s] the application of Christchurch-specific sunlight access rules, but wants Christchurch to also have a maximum of 3 months/year of no sunlight to ground floor.
503.1	Jamie Lang	PC14	Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.
505.6	Jarred Bowden	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
507.4	Paul Young	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
510.1	Ewan McLennan	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
512.3	Harrison McEvoy	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
514.4	Ann Vanschevensteen	PC14	Oppose	The council drop the Sunlight Access Qualifying Matter.
515.10	Zachary Freiberg	PC14	Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.
516.8	Jessica Nimmo	PC14	Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.
517.10	Alex McNeill	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
518.10	Sarah Meikle	PC14	Seek Amendment	[That the Sunlight Access Qualifying Matter only applies to developments within the 4 Avenues].
519.16	James Carr	PC14	Oppose	[O]ppose the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
520.10	Amelie Harris	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
521.10	Thomas Garner	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
522.10	Lisa Smailes	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
523.6	Adam Currie	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
524.10	Daniel Tredinnick	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
525.10	Gideon Hodge	PC14	Oppose	That Council drops [the Sunlight Access] qualifying matter.

527.10	Kaden Adlington	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
528.4	Kelsey Clousgon	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
529.10	Daniel Carter	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
531.6	Claire Cox	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
532.9	Albert Nisbet	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
533.9	Frederick Markwell	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
537.7	Matt Johnston	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
546.3	Benjamin Maher	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.
551.10	Henry Seed	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
552.9	David Moore	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
553.10	Josh Flores	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
554.10	Fraser Beckwith	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
555.10	James Cunniffe	PC14	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
556.14	Winton Land Limited	PC14	Seek Amendment	<p>Delete 14.16.2 Appendix recession planes, insert the following:</p> <p><u>Appendix 14.16.2</u></p> <p><u>No part of any building below a height of 12m shall project beyond a 60o recession planes measured from points 34m vertically above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.</u></p> <p><u>b. For any part of a building above 12m in height, the recession plane under a. shall apply, unless that part of the building above 12m in height is set back from the</u></p>

relevant boundary of a development site as set out below:

- i. northern boundary: 6 metres;
- ii. southern boundary: 8 metres; and
- iii. eastern and western boundaries: 7 metres where the boundary orientation is as identified in Appendix 14.16.2 Diagram D, in which case there shall be no recession plane requirement for that part of the building above 12m in height.

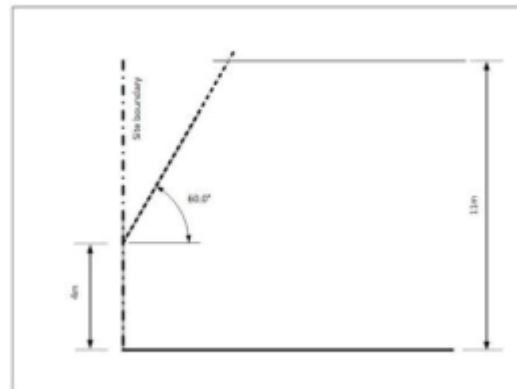
c. This standard does not apply to—

- i. a boundary with a road;
- ii. existing or proposed internal boundaries within a site;
- iii. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.
- iv. the construction of three or more residential units of a maximum of 14-23 metres in height from ground level, to any part of a building:
 - A. along the first 20 metres of a side boundary measured from the road boundary; or
 - B. within 60% of the site depth, measured from the road boundary, whichever is lesser.

For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below

-
insert new figure 1 as per submission

Insert new diagram:



557.12	Peter Beswick	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter
559.10	Mitchell Tobin	PC14	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
560.10	Reece Pomeroy	PC14	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
562.10	Rob McNeur	PC14	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
563.6	Peter Cross	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
565.7	Angela Nathan	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
566.6	Bruce Chen	PC14	Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.
567.7	Mark Mayo	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
568.7	Hazel Shanks	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
570.7	Christine Albertson	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
571.7	James Harwood	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
572.7	Yu Kai Lim	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
573.7	Jeff Louttit	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
574.7	Henry Bersani	PC14	Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter.
575.7	Jeremy Ditzel	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
576.9	Juliette Sargeant	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
577.8	James Robinson	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
578.7	Jamie Dawson	PC14	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
580.5	Darin Cusack	PC14	Seek Amendment	That the Sunlight Qualifying Matter be more conservative than proposed.

584.7	Claudia M Staudt	PC14	Seek Amendment	Diagram D - That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary
587.7	Ciaran Mee	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
588.7	David Lee	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
590.7	Todd Hartshorn	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
591.7	Helen Jacka	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
599.3	David Townshend	PC14	Oppose	[Delete Sunlight Access Qualifying Matter]
611.9	Ailbhe Redmile	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
612.7	Hamish McLeod	PC14	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
613.7	Noah Simmonds	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
615.23	Analijia Thomas	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
624.9	Daniel Scott	PC14	Support	[Opposes] the Sunlight Access Qualifying Matter. Seek that the council drop this qualifying matter.
628.5	Tom Crawford	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
633.5	James Dunne	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
634.5	Georgia Palmer	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
638.3	Central Riccarton Residents' Association Inc	PC14	Seek Amendment	[Amend recession planes to provide more sunlight]
639.6	Rory Evans Fee	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
643.7	Keegan Phipps	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
646.10	Archie Manur	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

652.11	Declan Cruickshank	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.
654.5	Wendy Fergusson	PC14	Seek Amendment	[H]ave a steeper pyramid shape of reducing heights out to the edges of the walkable catchment.
655.10	Daymian Johnson	PC14	Oppose	Seek[s] that the council to drop Regarding the Sunlight Access Qualifying Matter.
656.10	Francesca Teague-Wytenburg	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council [remove] this qualifying matter.
658.6	Ben Thorpe	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
660.5	Bray Cooke	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
661.6	Edward Parkes	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
662.6	Bryce Harwood	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
670.3	Mary-Louise Hoskins	PC14	Oppose	Oppose the sunlight access qualifying matter [and seeks greater sunlight for Christchurch].
676.8	Jack Gibbons	PC14	Seek Amendment	Add an option that reduces recession planes in the front 20m of the plot, in return for meeting larger shared yard and tree planting requirements.
685.36	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[M]ore restrictive recession planes should apply along the shared boundary [between MRZ and Residential Suburban, Residential Suburban Density Transition or Residential Hills zoned sites]
701.5	Ian McChesney	PC14	Seek Amendment	Reduce recession plane angles to provide more sunshine access than in Auckland.
701.6	Ian McChesney	PC14	Seek Amendment	Recession plane angles should be reduced for those sites bordering single storey existing properties.
701.7	Ian McChesney	PC14	Seek Amendment	[That] recession planes and setbacks [are] set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties.
708.3	Lauren Gibson	PC14	Seek Amendment	[Increase sunlight access]
713.7	Girish Ramlugun	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
715.8	Sara Campbell	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and that the council remove this qualifying matter.
717.7	Jonty Coulson	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.

718.10	Gareth Holler	PC14	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
719.10	Andrew Cockburn	PC14	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
721.8	Ethan Pasco	PC14	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
724.6	Alan Murphy	PC14	Seek Amendment	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
727.5	Birdie Young	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
733.11	Michael Hall	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
735.3	Paula Rowell	PC14	Oppose	Seeks that apartment blocks are not allowed in Merivale
751.65	Christchurch City Council	PC14	Seek Amendment	Remove numbering consequential amendment by showing correct number, i.e., Appendix 14.16.2 Recession planes
752.9	Amanda Smithies	PC14	Oppose	oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
753.8	Piripi Baker	PC14	Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
754.8	Alex Shaw	PC14	Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
762.28	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[That the] permitted intrusion [of gables] is revisited and revised as suitable to be included in PC14.
786.1	Marta Scott	PC14	Seek Amendment	[That] recession planes ...consider the slope of the land (on the Port Hills).
791.5	Marie Dysart	PC14	Support	Supports that the current proposal of the CCC sets lower recession planes on the south side of sites throughout the whole city, in order to reduce shading on properties to the south.
810.4	Regulus Property Investments Limited	PC14	Seek Amendment	[Reject QM Sunlight Access] - Reject, refuse, or otherwise decline the Qualifying Matters that do not align with that directed by the Central Government through the Amendment Act
812.2	James Barbour	PC14	Oppose	[Reject QM Sunlight Access] - seeks that the Council reject, refuse, or otherwise decline the Qualifying Matters that do not align with that directed by the Central Government through the Amendment Act.
814.174	Carter Group Limited	PC14	Seek Amendment	Amend Appendix 14.16.2, to align with Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Amendment Act.

823.140	The Catholic Diocese of Christchurch	PC14	Seek Amendment	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.
832.10	Finn Jackson	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
837.10	Sylvia Maclaren	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
839.10	Jacinta O'Reilly	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
840.8	Rosa Shaw	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
841.8	Jess Gaisford	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
843.10	Allan Taunt	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
844.10	Hayden Smythe	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
846.1	Lauren Bonner	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
847.7	Will Struthers	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
851.2	Robert Leonard Broughton	PC14	Seek Amendment	Seek amendment to the qualifying matter [make them more restrictive].
859.4	Ministry of Housing and Urban Development	PC14	Oppose	That the Sunlight Access Qualifying Matter is deleted
876.6	Alan Ogle	PC14	Seek Amendment	Seek amendment to the Sunlight Qualifying Matter to be more conservative than proposed.
897.2	Evelyn Lalahi	PC14	Seek Amendment	[Modify recession planes to ensure sufficient sunlight and passive heating for neighbouring properties when 2-3 storeys developed next door] Many of those affected are senior citizens and young families.
902.13	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[T]hat there is provision for all ground floor dwellings to have access to sunlight all year round.
918.10	Geoff Banks	PC14	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council maintain this qualifying matter.

1049.10	Dylan Lange	PC14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
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15 - Commercial

Original Submission No	Submitter	Plan Change	Position	Decision Requested
55.7	Tobias Meyer	PC14	Seek Amendment	Allow commercial use on corner sites in residential zones.
93.2	Wayne Keen	PC14	Support	Assist developers and builders to complete builds on land currently sitting vacant within the city.
112.12	Nikki Smetham	PC14	Support	[Retain provisions requiring that Crime Prevention Through Environmental Design (CPTED) principles are considered and complied with]
118.8	Spreydon Lodge Limited	PC14	Seek Amendment	Such further or other relief, or other consequential or other amendments, as are considered appropriate and necessary to address the concerns set out in this submission.
121.1	Cameron Matthews	PC14	Seek Amendment	<p>Remove (or substantially revise, as per attached submission) specific Qualifying Matters:</p> <ul style="list-style-type: none"> • Sunlight Access • Residential Character Area • Airport Noise Contour • Riccarton Bush Interface • Low Public Transport Accessibility Area <p>Promote specific centres to at least Local Centre (Medium) and rezone adjacent/nearby blocks with at least MRZ + Local Centre Intensification Precinct, or HRZ, or equivalent:</p> <ul style="list-style-type: none"> • Addington • Lyttelton • Sumner

				<ul style="list-style-type: none"> • Sydenham South • Wigram <p>Further up-zone areas, with for example HRZ or MUZ within:</p> <ul style="list-style-type: none"> • Walkable catchment of all Core Bus Routes • Some buffer zone of all Major Cycle Routes • Walkable catchment of Addington railway station, and other rail-adjacent suburbs such as Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley, and Lyttelton.
188.11	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	<p>[New Qualifying Matter Riccarton Commercial/Residential Transition Zone] - The commercial area north of Riccarton Rd should be height-restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north.</p> <p>[Note: Submission requests proposed TCZ changes to LCZ, hence coding here instead of rules].</p>
199.8	Joshua Wight	PC14	Seek Amendment	Amend provisions to enable taller buildings, especially [within the] central city (20-30 lvs). Commercial centres and surrounding residential sites have increased height limits, generally to between 4 and 6 storeys.
207.1	Mitchell Cocking	PC14	Oppose	Reject the plan change
242.7	Property Council New Zealand	PC14	Support	Support the current commercial centre boundaries or subdivision proposals for status quo.
248.1	Annex Developments	PC14	Seek Amendment	<p>add a new clause to proposed policy 15.2.3.2 as follows:</p> <p><u>e. To encourage the redevelopment of areas located within a Brownfield Overlay on the planning maps to allow a mix of commercial and residential activities.</u></p>
423.2	Mark Aneil	PC14	Seek Amendment	Seeks to extend differential rating on Central City Vacant land to commercially zoned areas of New Brighton, Lyttelton, Sydenham and Linwood Village from 1 July 2024, as well as the inner city within the 4 Avenues.
474.3	Heather Tate	PC14	Oppose	To not add more on to height gains for commercial and residential
481.3	Cindy Gibb	PC14	Support	Limit the height of any building in Christchurch to a maximum of 4 storeys.
513.3	Tales Azevedo Alves	PC14	Seek Amendment	The Council enable 6-10 storey residential buildings near commercial centres

627.23	Plain and Simple Ltd	PC14	Seek Amendment	<p>[Newprovisions to] ensure the [delivery of]:</p> <ul style="list-style-type: none"> • mainstream alternative housing options with accessible green space and appropriate amenity values. • integrat[ed] social and affordable housing in mixed communities • prototyping zones with rules and aligned support that facilitates innovation and prototyping of new choices of housing
678.1	Logan Clarke	PC14	Oppose	[Opposes] the existence of a commercial zone. This should be combined with the residential zone and lower the city to grow and change as time goes on. Would like to see this [Mixed Use Zone] spread and be more common across the city.
716.3	Wigram Lodge (2001) Limited	PC14	Support	[Seeks that] the NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development.
723.5	Brooksfield Limited	PC14	Support	[Retain] 6 to 10 storeys for residential buildings near commercial centres.
774.1	Dru Hill	PC14	Seek Amendment	Seek amendment to increase the Innovation Precinct to cover Central City South Frame, allow the exclusion of communal spaces from GLFA; and allow for a certain percentage of offices to be larger than 450m ² .
823.146	The Catholic Diocese of Christchurch	PC14	Oppose	Insert a new and explicit policy in regards to anticipated building heights, consistent with NPS-UD policy 3.
834.238	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<ol style="list-style-type: none"> 1. Insert reference to MetropolitanCentres in all relevant provisions ofthe chapter. 2. Insert rules for metropolitan centrezone as attached in Appendix 2
853.2	Lyttelton Port Company Limited	PC14	Support	<p>Chapters 14 and 15 – Residential Banks Peninsula Zone and Commercial Banks Peninsula Zone</p> <p>Retain without amendment all provisions that apply to or refer to the Lyttelton Port Influences Overlay as notified.</p>

854.1	Orion New Zealand Limited (Orion)	PC14	Not Stated	Neighbourhood Centre Zone Rule 15.6.1.5 Non-complying activities.	Proposed amendment	Add an additional clause to NC3 a. and amend clause 'd' as follows: <u>iii within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line.</u> d. <u>Conductive</u> Fences within 5 metres of a National Grid transmission line support structure foundation, 66kV ør, 33kV, <u>11kv, 400V or 230V</u> electricity distribution line support structure foundation.
855.4	Lendlease Limited	PC14	Seek Amendment	Retain Chapter 15 as notified, except where specified in relation to the introduction of a new Metropolitan Centre Zone for Hornby.		
855.34	Lendlease Limited	PC14	Seek Amendment	Add a new set of rules under 15.4 for the Metropolitan Centre Zone in accordance with Schedule 2 of the submission and other suggested amendments to objectives and policies in the submission.		
1018.2	Keunah Kim	PC14	Oppose	Retain existing current height in relation to boundary standards.		

15 - Commercial > 15.1 - Introduction

Original Submission No	Submitter	Plan Change	Position	Decision Requested
855.28	Lendlease Limited	PC14	Seek Amendment	Amend 15.1 Introduction to include reference to the "Metropolitan Centre Zone", as follows: 15.1 Introduction...

				<p>d. This chapter seeks to manage commercial activity in the City through a 'centres-based' approach. The hierarchy of centres comprises the City Centre, Metropolitan Centres, Town Centres, Local Centres, Neighbourhood Centres, and Large Format Centres.</p> <p>The 'centres-based' approach gives primacy to the City Centre and recognises its role as a principal employment and business centre for the City and surrounding region. Existing commercial activity in existing office parks and mixed use zones is also recognised.</p>
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15 - Commercial > 15.2 - Objectives and policies

Original Submission No	Submitter	Plan Change	Position	Decision Requested
627.4	Plain and Simple Ltd	PC14	Seek Amendment	[T]hat the objectives within PC 14 are amended to explicitly include recognition of the role of housing in fostering social cohesion and a sense of community belonging.
814.180	Carter Group Limited	PC14	Seek Amendment	Seeks that a new and explicit policy is included in regards to anticipated building heights, consistent with NPS-UD policy 3.
818.5	Malaghans Investments Limited	PC14	Seek Amendment	<p>[New objective and policy/ies sought for the Central City Heritage Interface Overlay] that requires :</p> <ul style="list-style-type: none"> • avoidance of any buildings over the [proposed 3 storey] height limit; • avoidance of the loss of sunlight within all areas of the New Regent Street Precinct; • that any new building must be designed to at least maintain current levels of access to sunlight; • the design for the site redevelopment to protect the heritage values of New Regent Street and to incorporate positive design features to accentuate the heritage precinct, rather than turn its back to it.

15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
475.2	Rachel Sanders	PC14	Support	We also support Council's plan to increase focus on the urban hubs

679.11	Tony Dale	PC14	Seek Amendment	The walking distances to centre boundaries, used to define the extent of high density 6-storey residential zones in Riccarton, should be recalculated based on the time it takes to walk to key amenities in Riccarton. These walking times should be tested, taking into account reasonable pedestrian capability (eg: for older pedestrians), and local conditions such as traffic, controlled intersections and barriers.
855.29	Lendlease Limited	PC14	Seek Amendment	<p>Amend Objective 15.2.2 to include reference to the “Metropolitan Centre Zone” as follows: 15.2.2 Objective – Centres-based framework for commercial activities</p> <p>a. Commercial activity is focussed within a network of centres (comprising the City Centre, Metropolitan Centres, Town Centres, Local Centres, Neighbourhood Centres, and Large Format Centres) to meet the wider community’s and businesses’ needs in a way and at a rate that:</p> <p><u>iiia. supports the function of the Metropolitan Centres as focal points for a broad range of commercial, community, recreational and residential activities, servicing the sub-regional needs of communities, businesses and residents;</u></p> <p>iii. supports the function of Town Centres as major focal points for commercial activities, entertainment activities, visitor accommodation, employment, transport and community activities <u>that service the needs of the immediate and neighbouring suburbs</u>, and Local Centres as a focal point for primarily small-scale commercial activities with a focus on convenience shopping, community activities and guest accommodation <u>that service the needs of the residential catchment;</u></p> <p>iv. gives primacy to the City Centre followed by <u>Metropolitan Centres</u>, Town Centres and Local Centres identified as Key Activity Centres;</p>

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
55.17	Tobias Meyer	PC14	Support	Supports Addington as a Local Centre
74.1	Tony Rider	PC14	Seek Amendment	Amend Bush Inn's status in the Centres hierarchy to remain a neighbourhood/local centre
131.1	John Edilson	PC14	Oppose	Oppose the identification of Merivale as a large Local Centre, thereby allowing buildings of 6 levels high.

140.1	Colin McGavin	PC14	Seek Amendment	That Papanui is designated a [Local Centre instead of a Town Centre]
156.1	Maureen McGavin	PC14	Seek Amendment	That Papanui is designated a [Local Centre instead of a Town Centre]
188.2	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.
258.2	Stephen Bryant	PC14	Seek Amendment	Re-designate Merivale a Medium Town Centre.
260.1	Scentre (New Zealand) Limited	PC14	Seek Amendment	Riccarton should be recognized as a Metropolitan Centre in the District Plan to be inline with the NPS-UD as opposed to a Town Centre.
638.1	Central Riccarton Residents' Association Inc	PC14	Oppose	[That Riccarton is not classified as a Town Centre]
673.2	Anne Ott	PC14	Seek Amendment	Seek amendment to reclassify Merivale from a Local Centre (large) to Local Centre (Medium) with associated impact on residential zoning.
676.18	Jack Gibbons	PC14	Seek Amendment	Expand the application of Local Center Intensification Precincts to more centres / more area[s] of the city [-] Namely within a 200m walking catchment of every grouping of shops with more than 3000sqm of land.
686.1	Robyn Thomson	PC14	Oppose	Riccarton Centre is reclassified to a local town centre
689.55	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
705.4	Foodstuffs	PC14	Seek Amendment	Table 15.1 to be amended to Pak'n Save Wainoni (186 and 204 Breezes Road and 172, 174, 178 and 182 Wainoni Road) as a Local Centre.
705.8	Foodstuffs	PC14	Seek Amendment	Amend the centre at 159 Main North Road (Lot 5DP3753, Lot 1 DP76152 and Part Lot 1 DP 21207) to Local Centre from Neighbourhood Centre in Table 15.1.
705.15	Foodstuffs	PC14	Support	Retain - specific recognition of supermarket activity in Table 15.1
740.5	Woolworths	PC14	Support	Support amendments to Table 15.1 of Policy 15.2.2.1 in so far as these reflect National Planning Standards nomenclature.
740.6	Woolworths	PC14	Seek Amendment	Amend Table 15.1 to elevate the St Albans Centre from Neighbourhood to Local Centre (Small)

751.88	Christchurch City Council	PC14	Seek Amendment	Remove the passage "(above ground floorlevel)" from Row C in Table 15.1 under Policy15.2.2.1.
814.181	Carter Group Limited	PC14	Seek Amendment	Amend Table 15.1 to reclassify Avonhead as a LocalCentre (large), rather than Local Centre (small)
823.147	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Amend Table 15.1 to reclassify Avonhead as a Local Centre (large), rather than Local Centre (small).
834.239	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Table 15.1: <ol style="list-style-type: none"> 1. Amend role and function of Church Corner, Sydenham and Merivale from ‘Local Centre (Large)’ to ‘Town Centre’. 2. Consolidate all Local Centres into a simple category i.e. delete the distinction between ‘small’ and ‘medium’. 3. Incorporate Metropolitan centres and relabel Riccarton, Hornby, Papanui Northlands as such and as shown within Appendix 3. 4. B. Town Centre: Key Activity Centre: Retain reference to ‘High Density Housing is contemplated ... and around larger local centres’. C. Local Centres: Retain reference to ‘High Density Housing is contemplated ... and around larger local centres’.
855.30	Lendlease Limited	PC14	Seek Amendment	Amend Policy 15.2.2.1 and Table 15.1 to includereference to the “Metropolitan Centre Zone”, as follows,including any consequential changes as a result of thereview of the other Town Centres: 15.2.2.1 Policy – Role of centres a. Recognise and manage commercial centres as thefocal points for the community and business throughintensification within centres that reflects theirfunctions and catchment sizes, and in accordancewith a framework that:i. gives primacy to, and supports, the recovery ofthe City Centre, followed by <u>Metropolitan Centres</u> and Key Activity Centres, by managing the size of all centres and the range and scale of activitiesthat locate within them; Table 15.1 – Centre’s role <u>AA. Metropolitan Centre</u> <u>Used predominantly for a broadrange of commercial,community, recreationaland residential activities and is afocal point for sub-regionalurban catchments.Serves as a hub for commercialgrowth and development,community interaction, andhigh-frequency transportationservices. These centres aresecond in scale and intensityonly to the Central</u>

			<p><u>Business District. Plays a significant role in accommodating growth and intensification, providing for a diverse range of commercial, cultural, community, civic, leisure, high-density residential, and tourist activities. Is a suitable location for commercial activities of all sizes. The extent of the centre is the Metropolitan Centre Zone</u></p> <p><u>Centres: Hornby</u></p> <p>B. Town Centre –</p> <p>Key Activity Centre Used predominantly for:</p> <ul style="list-style-type: none"> • <u>in smaller urban areas, a range of commercial, community, recreational and residential activities.</u> • <u>in larger urban areas, a range of commercial, community, recreational and residential activities that service the needs of the immediate and neighbouring suburbs.</u> <p>Major Retail destination for typically comprises comparison and convenience shopping and a focal point for employment (including offices), community activities and community facilities (including libraries, meeting places), entertainment activities, food and beverage and visitor accommodation.</p> <p>High density housing is contemplated above ground floor level and around the centre.</p> <p>Anchored by large retailers including department store(s) and supermarket(s).</p> <p>Serves the needs of a wide primary catchment extending over several suburbs the immediate and neighbouring suburbs.</p> <p>Accessible by a range of modes of transport, including multiple bus routes. Public transport facilities, including an interchange, may be incorporated.</p> <p>The extent of the centre is the Town Centre Zone</p> <p>Centres: Riccarton, Hornby, Papanui/Northlands, Shirley/Palms, Eastgate/Linwood, Belfast/Northwood, North Halswell (emerging)</p> <p>Size: Greater than 30,000m²</p>
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876.2	Alan Ogle	PC14	Seek Amendment	Seek amendment to change Riccarton to a Town or Neighbourhood Centre, not a Large Town Centre						
881.25	Red Spur Ltd	PC14	Seek Amendment	<p>[Regarding Table 15.1]</p> <p>Amend 15.2.2.1 Policy – Role of centres Table 15.1 – Centre’s role as below:</p> <table border="1"> <thead> <tr> <th></th> <th>Role</th> <th>Centre and size (where relevant)</th> </tr> </thead> <tbody> <tr> <td>E</td> <td></td> <td>All other commercial centres zoned Commercial Local Neighbourhood Centre Zone. Size: Up to 3,000m² (excluding Redmund Spur) Redmund Spur – 5100m²</td> </tr> </tbody> </table>		Role	Centre and size (where relevant)	E		All other commercial centres zoned Commercial Local Neighbourhood Centre Zone. Size: Up to 3,000m ² (excluding Redmund Spur) Redmund Spur – 5100m²
	Role	Centre and size (where relevant)								
E		All other commercial centres zoned Commercial Local Neighbourhood Centre Zone. Size: Up to 3,000m ² (excluding Redmund Spur) Redmund Spur – 5100m²								
902.15	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[T]that there be Town Centres, LocalCentres and Neighbourhood Centres only[; and that] “Larger Local Centre”[s are removed].						
917.4	Belfast Village Centre Limited	PC14	Seek Amendment	Amend Table 15.1 to categorise North West Belfast as a ‘medium’ Local Centre rather than a‘small’ Local Centre as notified						

15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.2 - Policy - Comprehensive approach to development of the North Halswell and Belfast/ Northwood Key Activity Centres

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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118.3	Spreydon Lodge Limited	PC14	Seek Amendment	Amend Policy 15.2.2.2 'Comprehensive approach to development of the North Halswell and Belfast/ Northwood Key Activity Centres' to remove reference to main street at part 15.2.2.2(b)(ii) as follows: b. Require development within the North Halswell Key Activity Centre to: ii. provide high quality public open spaces, a strong main street with a concentration of finer grain retailing , and strong linkages between key anchor stores;
780.19	Josie Schroder	PC14	Seek Amendment	Amend Policy 15.2.2.2 to limit high trip generating activities, and to require the protection and provision of land for new pedestrian/cycle/green infrastructure/road links.

15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.4 - Policy - Accommodating growth

Original Submission No	Submitter	Plan Change	Position	Decision Requested
260.2	Scentre (New Zealand) Limited	PC14	Support	[S]upports the notified version of Policy 15.2.2.4 'Accommodating growth'.

15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.5 - Policy - Banks Peninsula commercial centres

Original Submission No	Submitter	Plan Change	Position	Decision Requested
695.1	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Seek Amendment	Recognise Ngāi Tahu whānui development aspirations in Banks Peninsula.

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
571.30	James Harwood	PC14	Support	High-density housing near the city and commercial centres supported.
834.240	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Amend Policy 15.2.2.7 as follows: Residential activity in Town, Local and neighbourhood centres

15 - Commercial > 15.2 - Objectives and policies > 15.2.3 - Objective - Office parks and mixed use areas outside the central city

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.56	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Objective as notified]
760.1	ChristchurchNZ	PC14	Seek Amendment	Amend to insert the term "walkable" as follows: "Objective 15.2.3 – mixed use zones located close to the City Centre Zone transition into high density walkable residential neighbourhoods that contribute to an improved diversity of housing type, tenure and affordability and support a reduction in greenhouse gas emissions"
814.182	Carter Group Limited	PC14	Support	Support Objective 15.2.3. Retain as notified.
823.148	The Catholic Diocese of Christchurch	PC14	Support	Adopt
834.241	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Amend the objective as follows: 15.1.1 Objective - Office parks and mixed use areas outside the central city (except the Central City Mixed Use and Central City Mixed Use (South) Zones) . a. Recognise the existing nature, scale and extent of commercial activity within the Commercial Office and Commercial Mixed Use Zones, but avoid the expansion of existing, or the development of new office parks and/or mixed use areas. b. Mixed use zones located within a 15min walking distance of close to the City Centre Zone transition into high density residential neighbourhoods that contribute to an improved diversity of housing type, tenure and affordability and support a reduction in greenhouse gas emissions.

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.57	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
760.2	ChristchurchNZ	PC14	Seek Amendment	Amend as follows: ... (b) Support mixed use zones located within a 15 minute walking distance of the City Centre Zone to transition into high quality walkable residential neighbourhoods by: (iv) encourage ing ... (v) limiting new high trip generating activities ; and (vi) promoting a network of safe, convenient and attractive

				pedestrian and cycle connections within the zone and to adjoining neighbourhoods.
814.183	Carter Group Limited	PC14	Support	Support Policy 15.2.3.2. Retain as notified.
823.149	The Catholic Diocese of Christchurch	PC14	Support	Adopt
834.242	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>Amend as follows:(a) 15.2.3.2 Policy – Mixed use areas outside the central city (except the Central City Mixed Use and Central City Mixed Use(South) Zones) a. Recognise the existing nature, scale and extent of retail activities and offices <u>in mixed use zones outside the central city in Addington, New Brighton, off Mandeville Street and adjoining Blenheim Road</u>, while limiting their future growth and development to ensure commercial activity in the City is focussed within the network of commercial centres. b. <u>Support mixed use zones at Sydenham, Addington, off Mandeville Street, and Philipstown located within a 15 minute walking distance of the City Centre Zone</u>, to transition into <u>high good quality residential neighbourhoods</u> by: i. enabling comprehensively designed <u>high good-quality, high-density residential activity</u>; ii. ensuring that the location, form and layout of residential developments <u>supports the objective of reducing greenhouse gas emissions and provides for greater housing diversity including alternative housing models</u>; iii. requiring developments to achieve a <u>high good standard of on-site residential amenity to offset and improve the current low amenity industrial environment</u> and mitigate potential conflicts between uses; iv. <u>encourage small-scale building conversions to residential use where they support sustainable re-use and provide high good quality living space. and contribute to the visual interest of the area.</u></p> <p>[Delete c. and d.]</p>

Original Submission No	Submitter	Plan Change	Position	Decision Requested
212.16	The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)	PC14	Support	Retain as notified
689.58	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Objective as notified]
705.16	Foodstuffs	PC14	Seek Amendment	Amend one or all of this objectives associated policies to recognise that supermarkets may be located in and around centres, but have operational and functional requirements which limit their scale, form of development (to less than that anticipated)
760.3	ChristchurchNZ	PC14	Support	Retain as notified.
780.20	Josie Schroder	PC14	Support	Retain Objective 15.2.4 as notified.
814.184	Carter Group Limited	PC14	Seek Amendment	Amend clause (a)(iv) and (vi) as follows: iv. manages adverse effects (including reverse sensitivity effects) on the site and surrounding environment, including effects that contribute to climate change; and... vi. Promotes a zoning and development framework that supports a reduction in greenhouse gas emissions.
823.150	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Amend clause (a)(iv) and (vi) as follows: iv. manages adverse effects (including reverse sensitivity effects) on the site and surrounding environment, including effects that contribute to climate change; and ... vi. Promotes a zoning and development framework that supports a reduction in greenhouse gas emissions.
834.243	Kāinga Ora – Homes and Communities	PC14	Support	Retain the objective as notified.
842.49	Fire and Emergency	PC14	Support	Retain 15.2.4-Objective - Urban form, scale and design outcomes as notified.
855.31	Lendlease Limited	PC14	Seek Amendment	Amend Objective 15.2.4 to include reference to the “Metropolitan Centre Zone”.

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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150.7	Ceres New Zealand, LLC	PC14	Oppose	Delete Policy 15.2.4.1. a) iii)
689.59	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
720.45	Mitchell Coll	PC14	Seek Amendment	Add a subclause to 15.2.4.1 limiting building height along the <i>Te Papa Otakaro</i> corridor, and implement appropriate built form standards.
760.4	ChristchurchNZ	PC14	Support	Retain b. as notified
762.29	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[That] an additional height limit area is placed around the Te Papa Otakaro within the CBD.
780.21	Josie Schroder	PC14	Support	Retain Policy 15.2.4.1 as notified.
814.185	Carter Group Limited	PC14	Seek Amendment	Delete the amendments to clause (a) of Policy 15.2.4.1. Adopt the amendments to clause (b) of the policy.
823.151	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Delete the amendments to clause (a) of the policy. Adopt the amendments to clause (b) of the policy.
834.244	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<ol style="list-style-type: none"> 1. Amend Clause (a) as follows: 15.2.4.1 Policy – Scale and form of development a. Provide for development of a <u>significant</u> scale and form massing that reinforces the City’s City Centre Zone’s distinctive sense of place and a legible urban form <u>by enabling as much development capacity as possible to maximise the benefits of intensification, whilst managing building heights adjoining Cathedral Square, Victoria Street, New Regent High Street and the Arts Centre to account for recognised heritage and character values, in the core of District Centres and Neighbourhood Centres, and of a lesser scale and form on the fringe of these centres.</u> 2. Delete Clause (a)(i)-(v). 3. Amend Clause (b) as follows: b. The scale and form of development in <u>other commercial</u> centres shall: i. reflect the context, character and the anticipated scale of the zone and centre’s function by: ii. providing for the tallest buildings and greatest scale of development in the city centre to reinforce its primacy for Greater Christchurch and enable as much development capacity as possible to maximise the benefits of intensification;... 4. Retain the remaining parts of clause (b) as notified.
855.32	Lendlease Limited	PC14	Seek Amendment	Amend Policy 15.2.4.1 b to reference the “Metropolitan Centre Zone”, as follows:

				<p>15.2.4.1 Policy – Scale and form of development...</p> <p>b. Reflect the context, character and the anticipated scale of the zone and centre’s function by:</p> <p>i. providing for the tallest buildings and greatest scale of development in the city centre to reinforce its primacy for Greater Christchurch and enable as much development capacity as possible to maximise the benefits of intensification;</p> <p><u>ia. providing for building heights and density of urban form within metropolitan centres to reflect demand for housing and business use in those locations;</u></p>
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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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
212.17	The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)	PC14	Support	Retain as notified
689.60	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
740.8	Woolworths	PC14	Seek Amendment	<p>Amend Policy 15.2.4.2(a)</p> <p>a. Require new development to be well designed and laid out by:</p> <p>viii. achieving a visually attractive setting when viewed from the street and other public spaces, that embodies a human scale and fine grain, while managing effects on adjoining environments; and...</p> <p>x. increasing the prominence of buildings on street corners;</p> <p>xi. ensuring that the design of development mitigates the potential for adverse effects such as heat islands, heat reflection or refraction through glazing, and wind related effects;</p>

				xii. ensuring that the upper floors (including roof form and associated mechanical plant) are well modulated and articulated to provide visual interest to the building when viewed from beyond the Central City or from adjacent buildings above; and
760.5	ChristchurchNZ	PC14	Support	Retain as notified
780.22	Josie Schroder	PC14	Support	Retain Policy 15.2.4.2 as notified.
814.186	Carter Group Limited	PC14	Seek Amendment	Amend Policy 15.2.4.2 clause (a) as follows: a. Require new development to be well-designed and laid out by: ... viii. achieving a visually <u>appealing</u> attractive setting when viewed from the street and other public spaces, that embodies a human scale and fine grain, while managing effects on adjoining environments; [delete proposed clauses x-xv.] Retain the balance of the policy and amendments as proposed.
823.152	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Amend clause (a) of the policy as follows: a. Require new development to be well-designed and laid out by: ... viii. achieving a visually appealing attractive setting when viewed from the street and other public spaces, that embodies a human scale and fine grain , while managing effects on adjoining environments; [delete proposed clauses x-xv.] Retain the balance of the policy and amendments as proposed.
834.245	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete all inclusions introduced and retain existing Operative Plan Policy 15.2.4.2.

15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes > 15.2.4.4 - Policy - Recognition of Ngai Tahu/ Manawhenua values

Original Submission No	Submitter	Plan Change	Position	Decision Requested
695.2	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Support	Retain policy

15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes > 15.2.4.6 - Policy – Strategic infrastructure

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.246	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Amend policy 15.2.4.6 [to delete "within the 50 dB Ldn Air Noise Contour"].

15 - Commercial > 15.2 - Objectives and policies > 15.2.5 - Objective - Diversity and distribution of activities in the Central City

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.247	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Amend Objective 15.2.5[a.i.] as follows: i. Defining the Commercial Central City Business City Centre Zone as the focus of retail activities and offices and limiting the height of buildings to support an intensity of commercial activity across the zone;

15 - Commercial > 15.2 - Objectives and policies > 15.2.5 - Objective - Diversity and distribution of activities in the Central City > 15.2.5.1 - Policy - Cathedrals in the Central City

Original Submission No	Submitter	Plan Change	Position	Decision Requested
762.31	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[That 136 Barbadoes street should be removed].
814.187	Carter Group Limited	PC14	Seek Amendment	Amend policy 15.2.5.1 as follows: a. Provide for the individual design, form and function of new spiritual facilities and associated buildings at 100 Cathedral Square, and 136 Barbadoes Street , and within the city block bounded by <u>Colombo Street, Armagh Street, Manchester Street and Oxford Terrace</u> that:
823.153	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Amend Policy 15.2.5.1 to provide for a new catholic cathedral at one of the three sites identified in the covering submission.

15 - Commercial > 15.2 - Objectives and policies > 15.2.6 - Objective - Role of the City Centre Zone > 15.2.6.3 - Policy - Amenity

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.61	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]

760.6	ChristchurchNZ	PC14	Support	Retain as notified
814.188	Carter Group Limited	PC14	Oppose	Delete the proposed amendments in clause (a)(ii) of Policy 15.2.6.3.
823.154	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Delete the proposed amendments in clause (a)(ii).
834.248	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<ol style="list-style-type: none"> 1. Delete the replacement Clause (a)(ii). 2. [Retain] the deletion of existing clause (a)(ii).

15 - Commercial > 15.2 - Objectives and policies > 15.2.6 - Objective - Role of the City Centre Zone > 15.2.6.4 - Policy - Residential intensification

Original Submission No	Submitter	Plan Change	Position	Decision Requested
571.31	James Harwood	PC14	Support	I support high-density housing near the city and commercial centres.
760.7	ChristchurchNZ	PC14	Support	Retain as notified
814.189	Carter Group Limited	PC14	Oppose	Delete the proposed amendments in clauses (a)(vi)-(viii) of Policy 15.2.6.4.
823.155	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Delete the proposed amendments in clauses (a)(vi)-(viii).
834.249	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Amend Policy 15.2.6.4(a) as follows: Encourage the intensification of residential activity within the Commercial Central City Business City Centre Zone by enabling high good quality residential development that positively contributes to supports a range of types of residential development typologies, tenures and prices, with an appropriate level of amenity including:...

15 - Commercial > 15.2 - Objectives and policies > 15.2.6 - Objective - Role of the City Centre Zone > 15.2.6.5 - Policy - Pedestrian focus

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.62	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
760.8	ChristchurchNZ	PC14	Support	Retain as notified
814.190	Carter Group Limited	PC14	Oppose	Oppose Policy 15.2.6.5. Seek that this is deleted.
823.156	The Catholic Diocese of Christchurch	PC14	Oppose	Delete.

834.250	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Amend Policy 15.2.6.5(ii) [to delete "wind generation"]
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15 - Commercial > 15.2 - Objectives and policies > 15.2.6 - Objective - Role of the City Centre Zone > 15.2.6.7 - Policy - Entertainment and Hospitality Precinct

Original Submission No	Submitter	Plan Change	Position	Decision Requested
237.59	Marjorie Manthei	PC14	Seek Amendment	Delete 15.2.6.7 (a) (ii)

15 - Commercial > 15.2 - Objectives and policies > 15.2.7 - Objective - Role of the Central City Mixed Use Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.63	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Objective as notified]
760.9	ChristchurchNZ	PC14	Support	Retain as notified
834.251	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Amend 15.2.7.a: The development of vibrant, high good quality urban areas...

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.64	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
689.65	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
814.191	Carter Group Limited	PC14	Support	Support Policy 15.2.7.1. Seek that this is retained as notified.

823.157	The Catholic Diocese of Christchurch	PC14	Support	Adopt
834.252	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Amend Clause (a)(viii) as follows: viii. 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 <u>and the nearby</u> large-scale community facilities, Te Kaha and Parakiore.

15 - Commercial > 15.2 - Objectives and policies > 15.2.8 - Objective - Built form and amenity in the Central City Mixed Use Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.66	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Objective as notified]

15 - Commercial > 15.2 - Objectives and policies > 15.2.8 - Objective - Built form and amenity in the Central City Mixed Use Zone > 15.2.8.1 - Policy - Usability and adaptability

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.67	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
705.17	Foodstuffs	PC14	Seek Amendment	Amend Policy 15.2.8.1 Policy – Usability and adaptability a.v. providing sufficient setbacks and glazing at the street frontages Amend to include an exception where operational or functional requirements prevent glazing at the street frontages.
760.10	ChristchurchNZ	PC14	Support	Retain as notified
814.192	Carter Group Limited	PC14	Seek Amendment	Delete subclauses (a)(iv)-(vi) of Policy 15.2.8.1 as follows: a. Encourage a built form where the usability and adaptability of sites and buildings are enhanced by: iv. providing dedicated pedestrian access for each activity within a development, directly accessed from the street or other publicly accessible space; v. providing sufficient setbacks and glazing at the street frontage; and vi. where residential activity is located at the ground floor, ensuring the design of development contributes to the activation of the street and other public spaces.

823.158	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Delete subclauses (a)(iv)-(vi) of the policy as follows: <i>a. Encourage a built form where the usability and adaptability of sites and buildings are enhanced by:</i> <i>iv. providing dedicated pedestrian access for each activity within a development, directly accessed from the street or other publicly accessible space;</i> <i>v. providing sufficient setbacks and glazing at the street frontage; and</i> <i>vi. where residential activity is located at the ground floor, ensuring the design of development contributes to the activation of the street and other public spaces.</i>
834.253	Kāinga Ora – Homes and Communities	PC14	Oppose	Retain Policy 15.2.8.1 as existing in the Operative Plan and delete all PC14 amendments.

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.68	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
760.11	ChristchurchNZ	PC14	Support	Retain as notified
814.193	Carter Group Limited	PC14	Seek Amendment	Delete subclauses (a)(v) and (viii) of Policy 15.2.8.2.
823.159	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Delete subclauses (a)(v) and (viii) of the policy.
834.254	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Retain Policy 15.2.8.2 as existing in the Operative Plan and delete all PC14 amendments, with the exception of clause (viii) which is sought to be retained.

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

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689.69	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
760.12	ChristchurchNZ	PC14	Support	Retain as notified
834.255	Kāinga Ora – Homes and Communities	PC14	Oppose	<p>Delete amendments seeking improved private amenity space, compensatory to the predominantly commercial nature of the Central City Mixed Use Zone.</p> <p>15.2.8.3 Policy Residential Development</p> <p>a. provide for ...</p> <p>b. Require a level of private amenity space for residents that is proportionate to the extent of residential activity proposed, and which compensates for the predominantly commercial nature of the area, including consistent with the intended built form and mix of activities within that environment, through:...</p>

15 - Commercial > 15.2 - Objectives and policies > 15.2.10 - Objective - Built form and amenity in the South Frame > 15.2.10.2 - Policy - Residential development

Original Submission No	Submitter	Plan Change	Position	Decision Requested
571.32	James Harwood	PC14	Support	I support high-density housing near the city and commercial centres.
689.70	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
760.13	ChristchurchNZ	PC14	Seek Amendment	<p>Amend a.v. to insert "standards for" as follows:</p> <p>(a)...v. minimum standards for landscaping, and outlook requirements; and</p>
834.256	Kāinga Ora – Homes and Communities	PC14	Support	Retain policy as notified

15 - Commercial > 15.3 - How to interpret and apply the rules

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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855.33	Lendlease Limited	PC14	Seek Amendment	Amend 15.3 to include reference to the “Metropolitan Centre Zone” as follows: 15.3 How to interpret and apply the rules a. The rules that apply to activities in the various commercial zones commercial zones are contained in the activity status tables (including activity specific standards) and built form standards in: <u>ia. Rule 15.4A Metropolitan Centre Zone</u>
878.19	Transpower New Zealand Limited	PC14	Seek Amendment	Amend 15.3 to include the same or similar direction as given in 14.3.

15 - Commercial > 15.4 - Rules - Town Centre Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
367.10	John Bennett	PC14	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.
810.9	Regulus Property Investments Limited	PC14	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
810.16	Regulus Property Investments Limited	PC14	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
812.5	James Barbour	PC14	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
812.14	James Barbour	PC14	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
876.10	Alan Ogle	PC14	Seek Amendment	Seek amendment to add a new qualifying matter for the commercial area north of Riccarton Rd in the Riccarton centre. This area should be height restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north.

15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.1 - Activity status tables - Town Centre Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
121.11	Cameron Matthews	PC14	Seek Amendment	Amend the Airport Noise Qualifying Matter to either: <ul style="list-style-type: none"> make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan
852.17	Christchurch International Airport Limited (CIAL)	PC14	Seek Amendment	Amend Rule 15.4.1.1 P21 as follows: Residential activity-Activity specific standard: <p>h. The activity shall not be located within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as shown on the planning maps.</p>

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
235.3	Geordie Shaw	PC14	Seek Amendment	[That P21.i. the minimum glazing standard allows more flexibility in achieving the intent of the policies]

260.4	Scentre (New Zealand) Limited	PC14	Seek Amendment	[Regarding Rule 15.4.1.1(P11)] Office tenancies of <u>any size</u> in Metropolitan Centers (or the larger Town Centers) should be permitted activities. Opposes office activities over 500m2 being excluded as permitted activities as currently proposed in PC14.
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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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
297.17	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
834.257	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.

15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.1 - Activity status tables - Town Centre Zone > 15.4.1.5 - 15.4.1.5 Non-complying activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
852.19	Christchurch International Airport Limited (CIAL)	PC14	Seek Amendment	Amend Rule 15.4.1.5 NC2 as follows: Sensitive activities within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as defined on the planning maps.
854.16	Orion New Zealand Limited (Orion)	PC14	Seek Amendment	Town Centre Zone Rule 15.4.1.5 Non-complying activities. Add an additional clause to NC3 a. and amend clause 'd' as follows: iii within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line. d. Conductive F ences within 5 metres of a National Grid transmission line support structure foundation, 66kV or , 33kV, 11kV, 400V or 230V electricity distribution line support structure foundation.

15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
308.3	Tony Pennell	PC14	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.
627.15	Plain and Simple Ltd	PC14	Seek Amendment	[Newstandards for] accessibility and environmentally responsible design, [suchas]: <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping
685.13	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.

15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.1 - Urban design

Original Submission No	Submitter	Plan Change	Position	Decision Requested
669.1	Edward Jolly	PC14	Seek Amendment	Seek amendment to Urban Design Certification Pathway and Mana Whenua engagement method to remove requirement from this rule and include "a new section of the plan... that... provide[s] this mechanism... <i>[developed as a separate process by]</i> CCC under its Te Tiriti o Waitangi obligations <i>[with]</i> Mana Whenua to a level negotiated between these parties whom jointly develop associated mechanisms within the plan."
834.262	Kāinga Ora – Homes and Communities	PC14	Oppose	15.4.2.1(a)(ii) ii. 1,000m² GLFA where located in aNeighbourhood Local Centreidentified in Policy 152.2.2.1, Table15.1

834.263	Kāinga Ora – Homes and Communities	PC14	Oppose	15.5.2.1(a)(i) ii. 4,000m² GLFA where located in a District Town Centre as identified in Policy 15.2.2.1, Table 15.1; or
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15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.2 - Maximum building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
26.3	Rosemary Fraser	PC14	Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls
171.7	Paul McNoe	PC14	Seek Amendment	[Reduce permitted building height] That the permitted height limits within the <u>existing</u> District Plan (prior to PC14) are retained to the maximum extent possible
191.10	Logan Brunner	PC14	Support	[Retain increased building height]
224.10	Atlas Quarter Residents Group (22 owners)	PC14	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
260.3	Scentre (New Zealand) Limited	PC14	Seek Amendment	Amend Rule 15.4.2.2 of PC14 to allow a maximum building height of 50m for Riccarton as opposed to the 22m proposed.
276.21	Steve Burns	PC14	Seek Amendment	Seek maximum height of 5 stories in Christchurch
297.18	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
337.5	Anna Melling	PC14	Seek Amendment	That maximum heights be lowered to account for lower sun height further south.
338.6	Kate Revell	PC14	Seek Amendment	Restrict building heights to a maximum of 22 metres.
339.6	Chris Neame	PC14	Support	Restrict maximum height for development to 22 metres
635.7	Suzi Chisholm	PC14	Support	Support 6 to 10 storey residential buildings near commercial centres.

834.264	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>1. Adopt Metropolitan Centre Zone Rules proposed in the Kāinga Ora submission Appendix 2 and amend these rules as appropriate.</p> <p>2. Amend rule 14.4.2.2 as follows: a. The maximum height of any building shall be as follows:</p> <table border="1"> <thead> <tr> <th></th> <th>Applicable to</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>All sites in a District <u>Town Centre (other than specified below)</u></td> <td>20 metres</td> </tr> <tr> <td>ii.</td> <td>All sites in a Town Centre at Riccarton, or Hornby or Papanui</td> <td>22 metres</td> </tr> <tr> <td>iii.</td> <td>...</td> <td></td> </tr> </tbody> </table>		Applicable to	Standard	i.	All sites in a District <u>Town Centre (other than specified below)</u>	20 metres	ii.	All sites in a Town Centre at Riccarton, or Hornby or Papanui	22 metres	iii.	...	
	Applicable to	Standard														
i.	All sites in a District <u>Town Centre (other than specified below)</u>	20 metres														
ii.	All sites in a Town Centre at Riccarton, or Hornby or Papanui	22 metres														
iii.	...															
842.50	Fire and Emergency	PC14	Support	Retain 15.4.2.2-Maximum building height as notified.												
870.5	Susanne Antill	PC14	Oppose	Oppose increased height limits of buildings.												
886.6	Helen Broughton	PC14	Oppose	Oppose changing the maximum height of commercial buildings from 20 to 22 metres for existing commercial buildings adjoining a residential zone.												
893.5	Susanne and Janice Antill	PC14	Oppose	Oppose increased height limits of buildings.												
902.16	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[That the permitted] building height [is reduced to no more than] 12 metres.												
902.21	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[T]hat the maximum height of low rise commercial buildings by a residential sector be reduced to 14 metres. [A]t a minimum, [that] the height remain at the current level of 20 metres.												

15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.4 - Minimum building setback from the internal boundary with a residential zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
886.5	Helen Broughton	PC14	Seek Amendment	Supports proposed setback 15.4.2.4, but would like this to be increased.
902.22	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[That the minimum setback is increased]

15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.5 - Sunlight and outlook at boundary with a residential zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.51	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
63.79	Kathleen Crisley	PC14	Seek Amendment	Clarify the impacts on neighbouring properties for sunlight access if a building is set back, as noted, at various heights above 12 metres.
276.11	Steve Burns	PC14	Support	[Retain sunlight access provisions]
337.6	Anna Melling	PC14	Seek Amendment	That maximum heights be lowered to account for lower sun height further south.
834.265	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Consequential amendments associated with Appendix 14.16.2. Adopt Metropolitan Centre Zone Rules proposed in the Kāinga Ora submission Appendix 2 and amend these rules as appropriate.

15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.8 - Water supply for fire fighting

Original Submission No	Submitter	Plan Change	Position	Decision Requested
842.51	Fire and Emergency	PC14	Support	Retain 15.4.2.8-Water supply for fire fighting as notified.

15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.9 - Minimum building setback from railway corridor

Original Submission No	Submitter	Plan Change	Position	Decision Requested
829.15	Kiwi Rail	PC14	Seek Amendment	Amend Rule 15.4.2.9 as follows:

				15.4 Rules – Commercial Core <u>Town Centre</u> Zone	15.4.2.9 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.
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15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.10 - Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor

Original Submission No	Submitter	Plan Change	Position	Decision Requested
805.10	Waka Kotahi (NZ Transport Agency)	PC14	Oppose	Delete the City Spine Transport Corridor Qualifying Matter.
834.98	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.
834.273	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete all City Spine Transport Corridor built form rules from the suite of commercial zones.

15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.3 - Area specific rules - Town Centre Zone (Belfast/Northwood) Outline Development Plan area > 15.4.3.2 - Area-specific built form standards - Town Centre Zone (Belfast/ Northwood) Outline Development Plan area > 15.4.3.2.1 - Maximum building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.35	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety.
834.108	Kāinga Ora – Homes and Communities	PC14	Not Stated	

15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.4 - Town Centre Zone (North Halswell) Outline Development Plan area > 15.4.4.2 - Area-specific built form standards – Commercial Core Town Centre Zone (North Halswell) Outline Development Plan area > 15.4.4.2.2 - Intersection upgrades

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.89	Christchurch City Council	PC14	Seek Amendment	Remove strikethrough title "Landscaping -Minimum width of landscaping strip" and show the proposed title "Intersection upgrades" as operative.

15 - Commercial > 15.5 - Rules – Local Centre Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
367.11	John Bennett	PC14	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.
725.1	Sophie Burt	PC14	Seek Amendment	Addington should be included a Local Centre Zone
781.1	Yves Denicourt	PC14	Seek Amendment	The Barrington Local Centre should be limited to where there is existing infrastructure with the capability to support intensification.
781.2	Yves Denicourt	PC14	Seek Amendment	In Barrington, development of lateral street[s] (Therese, etc) should be limited to two storeys in height within all other qualifying matters as proposed (existing and proposed amended).
810.10	Regulus Property Investments Limited	PC14	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
810.17	Regulus Property Investments Limited	PC14	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
812.6	James Barbour	PC14	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
812.15	James Barbour	PC14	Seek Amendment	[Remove any Qualifying Matters and provision that do not support] the intensification of urban form to provide for additional development capacity

15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.1 - Activity status tables – Local Centre Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
121.12	Cameron Matthews	PC14	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet

				the indoor design sound levels already specified in the operative Christchurch District Plan
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15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.1 - Activity status tables – Local Centre Zone > 15.5.1.1 - Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.194	Carter Group Limited	PC14	Oppose	Retain the status quo in respect of Rule 15.5.1.1 P21.
852.18	Christchurch International Airport Limited (CIAL)	PC14	Seek Amendment	[Amend Rule 15.5.1.1 P21 as follows: Residential activity - Activity specific standard: g. The activity shall not be located within the 50dB Ldn Air Noise Contour <i>or the Airport Noise Influence Area</i> as shown on the planning maps.

15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.1 - Activity status tables – Local Centre Zone > 15.5.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
297.19	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
814.195	Carter Group Limited	PC14	Oppose	Retain the status quo in respect of Rule 15.5.1.3RD1.
823.161	The Catholic Diocese of Christchurch	PC14	Oppose	Retain the status quo in respect of Rule 15.5.1.3 RD1.
834.258	Kāinga Ora – Homes and Communities	PC14	Oppose	RD 8 Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.

15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.1 - Activity status tables – Local Centre Zone > 15.5.1.5 - Non-complying activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
852.20	Christchurch International Airport Limited (CIAL)	PC14	Seek Amendment	Amend Rule 15.5.1.5 NC2 as follows: Sensitive activities within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as defined on the planning maps.
854.17	Orion New Zealand Limited (Orion)	PC14	Seek Amendment	Local Centre Zone Rule 15.5.1.5 Non-complying activities Add an additional clause to NC3 a. and amend clause 'd' as follows: <u>iii within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line.</u> d. Conductive F fences within 5 metres of a National Grid transmission line support structure foundation, 66kV or , 33kV, 11kV, 400V or 230V electricity distribution line support structure foundation.

15 - Commercial > 15.5 - Rules - Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
308.4	Tony Pennell	PC14	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.
627.16	Plain and Simple Ltd	PC14	Seek Amendment	[New standards for] accessibility and environmentally responsible design, [such as]: <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping
685.14	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.

15 - Commercial > 15.5 - Rules - Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.2 - Maximum building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
26.4	Rosemary Fraser	PC14	Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls.
171.8	Paul McNoe	PC14	Seek Amendment	[Reduce permitted buiding height] That the permitted height limits within the <u>existing</u> District Plan (prior to PC14) are retained to the maximum extent possible
191.11	Logan Brunner	PC14	Support	[Retain increased building heights]
224.11	Atlas Quarter Residents Group (22 owners)	PC14	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
276.22	Steve Burns	PC14	Seek Amendment	Seek maximum height of 5 stories in Christchurch
297.20	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
337.7	Anna Melling	PC14	Seek Amendment	That maximum heights be lowered to account for lower sun height further south.
338.7	Kate Revell	PC14	Seek Amendment	Restrict building heights to a maximum of 22 metres.
339.7	Chris Neame	PC14	Seek Amendment	Restrict maximum height for development to 22 metres
814.196	Carter Group Limited	PC14	Support	Supports Rule 15.5.2.2. Retain as notified.
823.162	The Catholic Diocese of Christchurch	PC14	Support	Retain the amendments as proposed.

834.280	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>Replace the table in 15.5.2.2 as follows (with Merivale, Church Corner and Sydenham elevated in Table 15.1 to Town Centre zoning):</p> <table border="1" data-bbox="999 207 1644 850"> <thead> <tr> <th data-bbox="999 207 1058 277"></th> <th data-bbox="1064 207 1430 277">Applicable to</th> <th data-bbox="1436 207 1644 277">Standard</th> </tr> </thead> <tbody> <tr> <td data-bbox="999 282 1058 402"><u>ii.</u></td> <td data-bbox="1064 282 1430 402"><u>Ferrymead and all sites in a Local Centre (medium)</u></td> <td data-bbox="1436 282 1644 402"><u>20 metres</u></td> </tr> <tr> <td data-bbox="999 440 1058 623"></td> <td data-bbox="1064 440 1430 623"><u>as identified in Table 15.1 of Policy 15.2.2.1, excluding New Brighton.</u></td> <td data-bbox="1436 440 1644 623"></td> </tr> <tr> <td data-bbox="999 628 1058 850"><u>ii.</u></td> <td data-bbox="1064 628 1430 850"><u>New Brighton and all sites in a Local Centre (small) as identified in Table 15.1 of Policy 15.2.2.1</u></td> <td data-bbox="1436 628 1644 850"><u>14metres</u></td> </tr> </tbody> </table> <p>Or in the alternative:</p> <p>15.5.2.2 Maximum building height</p> <p>a. The maximum height of any building shall be as follows:</p>		Applicable to	Standard	<u>ii.</u>	<u>Ferrymead and all sites in a Local Centre (medium)</u>	<u>20 metres</u>		<u>as identified in Table 15.1 of Policy 15.2.2.1, excluding New Brighton.</u>		<u>ii.</u>	<u>New Brighton and all sites in a Local Centre (small) as identified in Table 15.1 of Policy 15.2.2.1</u>	<u>14metres</u>
	Applicable to	Standard														
<u>ii.</u>	<u>Ferrymead and all sites in a Local Centre (medium)</u>	<u>20 metres</u>														
	<u>as identified in Table 15.1 of Policy 15.2.2.1, excluding New Brighton.</u>															
<u>ii.</u>	<u>New Brighton and all sites in a Local Centre (small) as identified in Table 15.1 of Policy 15.2.2.1</u>	<u>14metres</u>														

					Applicable to	Standard
					<u>i</u> <u>Merivale, Church Corner and Sydenham North (Colombo Street between Brougham Street and Moorhouse Avenue)</u>	<u>22 metres</u>

ii	<u>Ferrymead</u> and all sites in a Local Centre (medium) as identified in Table 15.1 of Policy 15.2.2.1, excluding New Brighton.	20 metres
ii.	New Brighton and all sites in a Local Centre (small) as identified in Table 15.1 of Policy 15.2.2.1	14 metres
i.	All sites in a District Centre	20 metres
ii.	Any building in a District Centre within 30 metres of an internal boundary with a residential zone	12 metres
iii. i.	All sites in a Neighbourhood Local Centre (small) as identified in Table 15.1 of Policy 15.2.2.1.	12 metres

				<table border="1"> <tr> <td>iv.</td> <td>Other locations</td> <td>17 metres</td> </tr> <tr> <td>ii.</td> <td><u>All sites in a Neighbourhood Local Centre (medium) as identified in Table 15.1 of Policy 15.2.2.1.</u></td> <td><u>14 metres</u></td> </tr> <tr> <td>iii.</td> <td><u>All sites in a Neighbourhood Local Centre (large) as identified in Table 15.1 of Policy 15.2.2.1.</u></td> <td><u>20 metres</u></td> </tr> </table>	iv.	Other locations	17 metres	ii.	<u>All sites in a Neighbourhood Local Centre (medium) as identified in Table 15.1 of Policy 15.2.2.1.</u>	<u>14 metres</u>	iii.	<u>All sites in a Neighbourhood Local Centre (large) as identified in Table 15.1 of Policy 15.2.2.1.</u>	<u>20 metres</u>
iv.	Other locations	17 metres											
ii.	<u>All sites in a Neighbourhood Local Centre (medium) as identified in Table 15.1 of Policy 15.2.2.1.</u>	<u>14 metres</u>											
iii.	<u>All sites in a Neighbourhood Local Centre (large) as identified in Table 15.1 of Policy 15.2.2.1.</u>	<u>20 metres</u>											
842.52	Fire and Emergency	PC14	Seek Amendment	Amend 15.5.2.2-Maximum building height as follows: <u>Advice note:</u> <u>1. See the permitted height exceptions contained within the definition of height</u> <u>2. Emergency service facilities, emergency service towers and communication poles are exempt from this rule.</u>									
870.6	Susanne Antill	PC14	Oppose	Oppose increased height limits of buildings.									
893.6	Susanne and Janice Antill	PC14	Oppose	Oppose increased height limits of buildings.									
902.17	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[That the permitted] building height [is reduced to no more than] 12 metres.									

15 - Commercial > 15.5 - Rules - Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.4 - Minimum building setback from the internal boundary with a residential zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
697.1	Kate Askew	PC14	Seek Amendment	[S]eek[s] changes to Rule 15.5.2.4 relating to building setback from a Residential zone. [S]eek amendments to this rule so that is a new clause b is added requiring a 5m setback from the internal boundary with a Residential Heritage Area.

15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.5 - Sunlight and outlook at boundary with a residential zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.52	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
63.80	Kathleen Crisley	PC14	Seek Amendment	Clarify the impacts on neighbouring properties for sunlight access if a building is set back, as noted, at various heights above 12 metres.
276.12	Steve Burns	PC14	Support	[Retain sunlight access provisions]
337.8	Anna Melling	PC14	Seek Amendment	That maximum heights be lowered to account for lower sun height further south.
814.197	Carter Group Limited	PC14	Support	Supports Rule 15.5.2.5. Retain as notified.
823.163	The Catholic Diocese of Christchurch	PC14	Support	Retain the amendments as proposed.
834.266	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Consequential amendments associated with Appendix 14.16.2. Adopt Metropolitan Centre Zone Rules proposed in the Kāinga Ora submission Appendix 2 and amend these rules as appropriate.

15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.7 - Landscaping and trees

Original Submission No	Submitter	Plan Change	Position	Decision Requested
697.2	Kate Askew	PC14	Seek Amendment	The second change... request[ed] is to [Rule] 15.5.2.7, where... consider a new clause needs to be added stating: A landscape strip with a minimum width of 3m shall be planted along all boundaries with a residential heritage area and shall include trees that will grow to a minimum height of 6 to 8 metres.
751.90	Christchurch City Council	PC14	Seek Amendment	Insert "maturity" shown as bold strikethrough before the proposed new defined term shown in bold green and underlined.

15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.8 - Water supply for fire fighting

Original Submission No	Submitter	Plan Change	Position	Decision Requested
842.53	Fire and Emergency	PC14	Support	Retain 15.5.2.8-Water supply for fire fighting as notified.

15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.9 - Minimum building setback from railway corridor

Original Submission No	Submitter	Plan Change	Position	Decision Requested		
829.16	Kiwi Rail	PC14	Seek Amendment	<p>Amend Rule 15.5.2.9 as follows:</p> <table border="1" data-bbox="814 883 1982 1115"> <tr> <td>15.45.2 – Built form standards – Commercial Core <u>Local Centre</u> Zone</td> <td> <p>15.45.2.9 Minimum building setback from railway corridor</p> <p>a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 45 metres.</p> </td> </tr> </table>	15.45.2 – Built form standards – Commercial Core <u>Local Centre</u> Zone	<p>15.45.2.9 Minimum building setback from railway corridor</p> <p>a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 45 metres.</p>
15.45.2 – Built form standards – Commercial Core <u>Local Centre</u> Zone	<p>15.45.2.9 Minimum building setback from railway corridor</p> <p>a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 45 metres.</p>					

15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.10 - Minimum boundary setback - Qualifying Matter City Spine Transport Corridor

Original Submission No	Submitter	Plan Change	Position	Decision Requested
805.11	Waka Kotahi (NZ Transport Agency)	PC14	Oppose	Delete the City Spine Transport Corridor Qualifying Matter.
834.99	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.

834.274	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete all City Spine Transport Corridor built form rules from the suite of commercial zones.
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15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
367.12	John Bennett	PC14	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.
810.11	Regulus Property Investments Limited	PC14	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
810.18	Regulus Property Investments Limited	PC14	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
812.7	James Barbour	PC14	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
812.16	James Barbour	PC14	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
881.26	Red Spur Ltd	PC14	Seek Amendment	Supports Redmund Spur Neighbourhood Centre subject to retention of Rule 5.6.1.1. P21 and for clarity change reference in a. from 'local centres' to 'neighbourhood centres'

15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.1 - Activity status tables - Neighbourhood Centre Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
121.13	Cameron Matthews	PC14	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan

15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.1 - Activity status tables - Neighbourhood Centre Zone > 15.6.1.1 - Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
235.4	Geordie Shaw	PC14	Seek Amendment	[ThatP21.h. the minimum glazing standard allows more flexibility in achieving the intent of the policies]
235.5	Geordie Shaw	PC14	Seek Amendment	[That P19.b.viii the minimum glazing standard allows more flexibility in achieving the intent of the policies]

15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.1 - Activity status tables - Neighbourhood Centre Zone > 15.6.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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297.21	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
305.11	Vickie Hearnshaw	PC14	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
834.259	Kāinga Ora – Homes and Communities	PC14	Oppose	RD7 Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.

15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.1 - Activity status tables - Neighbourhood Centre Zone > 15.6.1.5 - Non-complying activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
854.18	Orion New Zealand Limited (Orion)	PC14	Seek Amendment	<p>Neighbourhood Centre Zone Rule 15.6.1.5 Non - Complying activities.</p> <p>Add an additional clause to NC3 a. and amend clause 'd' as follows:</p> <p><u>iii within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line.</u></p> <p>d. <u>Conductive Fences</u> within 5 metres of a National Grid transmission line support structure foundation, 66kV or, 33kV, <u>11kV, 400V or 230V</u> electricity distribution line support structure foundation</p>

15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
308.5	Tony Pennell	PC14	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.
627.17	Plain and Simple Ltd	PC14	Seek Amendment	[New standards for] accessibility and environmentally responsible design, [such as]:

				<ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping
685.15	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.

15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone > 15.6.2.1 - Maximum building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
26.5	Rosemary Fraser	PC14	Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls.
171.9	Paul McNoe	PC14	Seek Amendment	[Reduce permitted building height] That the permitted height limits within the <u>existing</u> District Plan (prior to PC14) are retained to the maximum extent possible
191.12	Logan Brunner	PC14	Support	[Retain increased building heights]
224.12	Atlas Quarter Residents Group (22 owners)	PC14	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible
276.23	Steve Burns	PC14	Seek Amendment	Seek maximum height of 5 stories in Christchurch
297.22	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
337.9	Anna Melling	PC14	Seek Amendment	That maximum heights be lowered to account for lower sun height further south.
338.8	Kate Revell	PC14	Seek Amendment	Restrict building heights to a maximum of 22 metres.
339.8	Chris Neame	PC14	Seek Amendment	Restrict maximum height for development to 22 metres
344.12	Luke Baker-Garters	PC14	Oppose	Removal of all central city maximum building height overlays.

834.281	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>Amend rule 15.6.2.1 as follows:</p> <p>15.6.2.1 Maximum Building Height</p> <p>. The maximum height of any building shall be as follows:</p> <table border="1" data-bbox="932 321 1724 683"> <thead> <tr> <th data-bbox="932 321 982 423"></th> <th data-bbox="982 321 1425 423">Applicable to</th> <th data-bbox="1425 321 1724 423">Standard</th> </tr> </thead> <tbody> <tr> <td data-bbox="932 423 982 553">i.</td> <td data-bbox="982 423 1425 553">All sites unless specified below</td> <td data-bbox="1425 423 1724 553">8 <u>12</u> metres</td> </tr> <tr> <td data-bbox="932 553 982 683">ii.</td> <td data-bbox="982 553 1425 683"><u>For sites within the Central City</u></td> <td data-bbox="1425 553 1724 683"></td> </tr> </tbody> </table> <table border="1" data-bbox="932 721 1675 1230"> <tbody> <tr> <td data-bbox="932 721 982 1230"></td> <td data-bbox="982 721 1394 1230"><u>located:</u></td> <td data-bbox="1394 721 1675 1230">20m</td> </tr> <tr> <td data-bbox="932 802 982 1230"></td> <td data-bbox="982 802 1394 1230">a. <u>To the east of Barbadoes Street</u></td> <td data-bbox="1394 802 1675 1230">32m</td> </tr> <tr> <td data-bbox="932 1029 982 1230"></td> <td data-bbox="982 1029 1394 1230">b. <u>To the west of Barbadoes Street</u></td> <td data-bbox="1394 1029 1675 1230"></td> </tr> </tbody> </table>		Applicable to	Standard	i.	All sites unless specified below	8 <u>12</u> metres	ii.	<u>For sites within the Central City</u>			<u>located:</u>	20m		a. <u>To the east of Barbadoes Street</u>	32m		b. <u>To the west of Barbadoes Street</u>	
	Applicable to	Standard																				
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	<u>located:</u>	20m																				
	a. <u>To the east of Barbadoes Street</u>	32m																				
	b. <u>To the west of Barbadoes Street</u>																					
842.54	Fire and Emergency	PC14	Support	<p>Amend 15.6.2.1-Maximum building height as follows:</p> <p><u>Advice note:</u></p>																		

				<p>1. See the permitted height exceptions contained within the definition of height</p> <p>2. Emergency service facilities, emergency service towers and communication poles are exempt from this rule.</p>
870.17	Susanne Antill	PC14	Oppose	Oppose increased height limits of buildings
893.7	Susanne and Janice Antill	PC14	Oppose	Oppose increased height limits of buildings.

15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone > 15.6.2.4 - Sunlight and outlook at boundary with a residential zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.53	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
63.81	Kathleen Crisley	PC14	Seek Amendment	Clarify the impacts on neighbouring properties for sunlight access if a building is set back, as noted, at various heights above 12 metres.
276.13	Steve Burns	PC14	Support	[Retain sunlight access provisions]
337.10	Anna Melling	PC14	Seek Amendment	That maximum heights be lowered to account for lower sun height further south.
834.267	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Consequential amendments associated with Appendix 14.16.2. Adopt Metropolitan Centre Zone Rules proposed in the Kāinga Ora submission Appendix 2 and amend these rules as appropriate.

15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone > 15.6.2.7 - Water supply for fire fighting

Original Submission No	Submitter	Plan Change	Position	Decision Requested
842.55	Fire and Emergency	PC14	Support	Retain 15.6.2.7-Water supply for fire fighting as notified.

15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone > 15.6.2.8 - Minimum building setback from railway corridor outside the Central City

Original Submission No	Submitter	Plan Change	Position	Decision Requested		
829.13	Kiwi Rail	PC14	Seek Amendment	Amend Rule 15.6.2.8 as follows: <table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">15.56.2 Built form standards – Commercial Local Neighbourhood Centre Zone</td> <td style="width: 50%;">15.56.2.8 Minimum building setback from railway corridor outside the Central City a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.</td> </tr> </table>	15.56.2 Built form standards – Commercial Local Neighbourhood Centre Zone	15.56.2.8 Minimum building setback from railway corridor outside the Central City a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.
15.56.2 Built form standards – Commercial Local Neighbourhood Centre Zone	15.56.2.8 Minimum building setback from railway corridor outside the Central City a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.					

15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone > 15.6.2.11 - Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor

Original Submission No	Submitter	Plan Change	Position	Decision Requested
805.12	Waka Kotahi (NZ Transport Agency)	PC14	Oppose	Delete the City Spine Transport Corridor Qualifying Matter.
834.100	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.
834.275	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete all City Spine Transport Corridor built form rules from the suite of commercial zones.

15 - Commercial > 15.7 - Rules - Commercial Banks Peninsula Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
367.13	John Bennett	PC14	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.

15 - Commercial > 15.7 - Rules - Commercial Banks Peninsula Zone > 15.7.1 - Activity status tables - Commercial Banks Peninsula Zone > 15.7.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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297.23	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
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15 - Commercial > 15.7 - Rules - Commercial Banks Peninsula Zone > 15.7.2 - Built form standards - Commercial Banks Peninsula Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
685.16	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.

15 - Commercial > 15.7 - Rules - Commercial Banks Peninsula Zone > 15.7.2 - Built form standards - Commercial Banks Peninsula Zone > 15.7.2.1 - Maximum building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
224.13	Atlas Quarter Residents Group (22 owners)	PC14	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
297.24	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
337.11	Anna Melling	PC14	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.

15 - Commercial > 15.7 - Rules - Commercial Banks Peninsula Zone > 15.7.2 - Built form standards - Commercial Banks Peninsula Zone > 15.7.2.4 - Minimum building setback from the boundary with a Residential Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
842.56	Fire and Emergency	PC14	Support	Retain 15.7.2.4-Minimum building setback from the boundary with a Residential Zone as notified.

15 - Commercial > 15.7 - Rules - Commercial Banks Peninsula Zone > 15.7.2 - Built form standards - Commercial Banks Peninsula Zone > 15.7.2.5 - Sunlight and outlook at boundary with a residential zone or any public space

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.54	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

276.14	Steve Burns	PC14	Support	[Retain sunlight access provisions]
337.12	Anna Melling	PC14	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.

15 - Commercial > 15.7 - Rules - Commercial Banks Peninsula Zone > 15.7.2 - Built form standards - Commercial Banks Peninsula Zone > 15.7.2.7 - Water supply for fire fighting

Original Submission No	Submitter	Plan Change	Position	Decision Requested
842.57	Fire and Emergency	PC14	Support	Retain 15.7.2.7-Water supply for fire fighting as notified.

15 - Commercial > 15.7 - Rules - Commercial Banks Peninsula Zone > 15.7.2 - Built form standards - Commercial Banks Peninsula Zone > 15.7.2.8 - Minimum building setback from railway corridor

Original Submission No	Submitter	Plan Change	Position	Decision Requested		
829.17	Kiwi Rail	PC14	Seek Amendment	Amend Rule 15.7.2.8 as follows: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">15.7.2 Built form standards – Commercial Banks Peninsula Zone</td> <td style="width: 50%; padding: 5px;">15.7.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.</td> </tr> </table>	15.7.2 Built form standards – Commercial Banks Peninsula Zone	15.7.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.
15.7.2 Built form standards – Commercial Banks Peninsula Zone	15.7.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.					

15 - Commercial > 15.8 - Rules - Large Format Retail Zone > 15.8.1 - Activity status tables - Large Format Retail Zone > 15.8.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
297.25	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.

834.260	Kāinga Ora – Homes and Communities	PC14	Oppose	15.8.1.3 RD3 Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.
842.58	Fire and Emergency	PC14	Support	[15.8.1.3 Restricted discretionary activities RD1] Retain as notified.

15 - Commercial > 15.8 - Rules - Large Format Retail Zone > 15.8.2 - Built form standards - Large Format Retail Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
308.6	Tony Pennell	PC14	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.
685.17	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.

15 - Commercial > 15.8 - Rules - Large Format Retail Zone > 15.8.2 - Built form standards - Large Format Retail Zone > 15.8.2.1 - Maximum building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
224.14	Atlas Quarter Residents Group (22 owners)	PC14	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
276.24	Steve Burns	PC14	Seek Amendment	Seek maximum height of 5 stories in Christchurch
297.26	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
337.13	Anna Melling	PC14	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.
338.9	Kate Revell	PC14	Seek Amendment	Restrict building heights to a maximum of 22 metres.

339.9	Chris Neame	PC14	Seek Amendment	Restrict maximum height for development to 22 metres
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15 - Commercial > 15.8 - Rules - Large Format Retail Zone > 15.8.2 - Built form standards - Large Format Retail Zone > 15.8.2.4 - Sunlight and outlook at boundary with a residential zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.55	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
63.82	Kathleen Crisley	PC14	Seek Amendment	Clarify the impacts on neighbouring properties for sunlight access if a building is set back, as noted, at various heights above 12 metres.
276.15	Steve Burns	PC14	Support	[Retain sunlight access provisions]
337.14	Anna Melling	PC14	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.
834.268	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Consequential amendments associated with Appendix 14.16.2. Adopt Metropolitan Centre Zone Rules proposed in the Kāinga Ora submission Appendix 2 and amend these rules as appropriate.

15 - Commercial > 15.8 - Rules - Large Format Retail Zone > 15.8.2 - Built form standards - Large Format Retail Zone > 15.8.2.7 - Water supply for fire fighting

Original Submission No	Submitter	Plan Change	Position	Decision Requested
842.59	Fire and Emergency	PC14	Seek Amendment	Amend 15.8.2.7-Water supply for fire fighting as follows: c. Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission Fire and Emergency New Zealand (absent its written approval).

15 - Commercial > 15.8 - Rules - Large Format Retail Zone > 15.8.2 - Built form standards - Large Format Retail Zone > 15.8.2.8 - Minimum building setback from railway corridor

Original Submission No	Submitter	Plan Change	Position	Decision Requested		
829.18	Kiwi Rail	PC14	Seek Amendment	Amend Rule 15.8.2.8 as follows: <table border="1" data-bbox="856 245 1990 433"> <tr> <td>15.78.2. Built form standards – Commercial Retail Park Large Format Retail Zone</td> <td>15.78.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.</td> </tr> </table>	15.78.2. Built form standards – Commercial Retail Park Large Format Retail Zone	15.78.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.
15.78.2. Built form standards – Commercial Retail Park Large Format Retail Zone	15.78.2.8 Minimum building setback from railway corridor a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.					

15 - Commercial > 15.8 - Rules - Large Format Retail Zone > 15.8.2 - Built form standards - Large Format Retail Zone > 15.8.2.13 - Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor

Original Submission No	Submitter	Plan Change	Position	Decision Requested
805.13	Waka Kotahi (NZ Transport Agency)	PC14	Oppose	Delete the City Spine Transport Corridor Qualifying Matter.
834.101	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.
834.276	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete all City Spine Transport Corridor built form rules from the suite of commercial zones.

15 - Commercial > 15.9 - Rules - Commercial Office Zone > 15.9.1 - Activity status tables - Commercial Office Zone > 15.9.1.1 - Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
852.21	Christchurch International Airport Limited (CIAL)	PC14	Seek Amendment	Amend Rule 15.9.1.1 P10 as follows: a. outside the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area

15 - Commercial > 15.9 - Rules - Commercial Office Zone > 15.9.1 - Activity status tables - Commercial Office Zone > 15.9.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
297.27	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
842.60	Fire and Emergency	PC14	Support	[15.9.1.3 Restricted discretionary activities RD1] Retain as notified.

15 - Commercial > 15.9 - Rules - Commercial Office Zone > 15.9.2 - 15.8.2 Built form standards - Commercial Office Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
308.7	Tony Pennell	PC14	Support	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.
685.18	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.

15 - Commercial > 15.9 - Rules - Commercial Office Zone > 15.9.2 - 15.8.2 Built form standards - Commercial Office Zone > 15.9.2.1 - Maximum building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
224.15	Atlas Quarter Residents Group (22 owners)	PC14	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
276.25	Steve Burns	PC14	Seek Amendment	Seek maximum height of 5 stories in Christchurch
297.28	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
337.15	Anna Melling	PC14	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.

15 - Commercial > 15.9 - Rules - Commercial Office Zone > 15.9.2 - 15.8.2 Built form standards - Commercial Office Zone > 15.9.2.4 - Sunlight and outlook at boundary with a residential zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.56	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
63.83	Kathleen Crisley	PC14	Seek Amendment	Clarify the impacts on neighbouring properties for sunlight access if a building is set back, as noted, at various heights above 12 metres.
276.16	Steve Burns	PC14	Support	[Retain sunlight access provisions]
337.16	Anna Melling	PC14	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.
834.269	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Consequential amendments associated with Appendix 14.16.2. Adopt Metropolitan Centre Zone Rules proposed in the Kāinga Ora submission Appendix 2 and amend these rules as appropriate.

15 - Commercial > 15.9 - Rules - Commercial Office Zone > 15.9.2 - 15.8.2 Built form standards - Commercial Office Zone > 15.9.2.9 - Minimum building setback from railway corridor

Original Submission No	Submitter	Plan Change	Position	Decision Requested				
829.19	Kiwi Rail	PC14	Seek Amendment	<p>Amend Rule 15.9.2.9 as follows:</p> <table border="1"> <tr> <td>15.89.2 Built form standards – Commercial Office Zone</td> <td>15.89.2.9 Minimum building setback from railway corridor</td> </tr> <tr> <td></td> <td>a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.</td> </tr> </table>	15.89.2 Built form standards – Commercial Office Zone	15.89.2.9 Minimum building setback from railway corridor		a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.
15.89.2 Built form standards – Commercial Office Zone	15.89.2.9 Minimum building setback from railway corridor							
	a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.							

15 - Commercial > 15.10 - Rules - Mixed Use Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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242.11	Property Council New Zealand	PC14	Support	Support the proposed adjustments to the requirements for new housing in some of the surrounding Central City Mixed-Use Zone and the Commercial Mixed-Use Zone.
248.4	Annex Developments	PC14	Support	Support rezoning the Tannery site at Garlands Road from Industrial General to Mixed Use Zone'
367.14	John Bennett	PC14	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.
493.1	Tasha Tan	PC14	Seek Amendment	Provision: Natural Hazards, Subdivision, Development and Earthworks, Designations and Heritage Orders, Chapter 14 - Residential, Open Space, Planning Maps Decision Sought: More public green spaces allocated within areas zoned for mixed use development.
678.3	Logan Clarke	PC14	Oppose	[Opposes] the existence of a commercial zone. This should be combined with the residential zone and lower the city to grow and change as time goes on. Would like to see this [Mixed Use Zone] spread and be more common across the city.
688.1	Simon Kingham	PC14	Support	The Sydenham Comprehensive Housing Precinct is retained
725.2	Sophie Burt	PC14	Seek Amendment	Addington should be a Mixed-Use Zone
799.6	Benjamin Love	PC14	Support	[Retain provisions that enable mixed uses]
810.12	Regulus Property Investments Limited	PC14	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
810.19	Regulus Property Investments Limited	PC14	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
812.8	James Barbour	PC14	Support	[Retainprovisions that] support the intensification of urban form to provide foradditional development capacity, particularly near the city and commercialcentres
812.17	James Barbour	PC14	Seek Amendment	[Remove any Qualifying Matters and provisionsthat do not support] the intensification of urban form to provide foradditional development capacity

Original Submission No	Submitter	Plan Change	Position	Decision Requested
121.14	Cameron Matthews	PC14	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan

15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.1 - Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
235.6	Geordie Shaw	PC14	Seek Amendment	[That P27.h. the minimum glazing standard allows more flexibility in achieving the intent of the policies]
760.14	ChristchurchNZ	PC14	Seek Amendment	Amend P4, P5, P6, and P7 to insert a new activity-specific standard: <u>(a) Car parking shall be limited to 1space per150sqm.</u>
760.15	ChristchurchNZ	PC14	Seek Amendment	Amend P8 to insert a new activity specific standard: <u>a. Any service station in the Sydenham and Waltham Mixed Use Zone shall be located on a minor or major arterial road.</u>
760.16	ChristchurchNZ	PC14	Support	Retain P12 as notified
760.34	ChristchurchNZ	PC14	Seek Amendment	Amend P27 g. to read: "The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit, <u>on the same floor</u> "
760.35	ChristchurchNZ	PC14	Seek Amendment	Amend P27 i. to read: "Any outdoor living space or outdoor servicespace shall not be used for car parking, <u>cycle parking</u> or access".
834.282	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<ol style="list-style-type: none"> Amend P27 to delete clause (b) relating to the Comprehensive Housing Precinct. Add additional activity rules enabling a suite of community activities i.e. rules 14.5.1.1 P5-P13, P20.

834.284	Kāinga Ora – Homes and Communities	PC14	Oppose	P27 Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large scale redevelopment. Remove statutory impediments in Appendix 15.15.12 – Sydenham and Appendix 15.15.13 requiring ‘Greenways’ and ‘Shared Pedestrian / Cycleways’ and seek to facilitate through more appropriate means – such as negotiated purchase.
852.22	Christchurch International Airport Limited (CIAL)	PC14	Seek Amendment	Amend Rule 15.10.1.1 P27 by inserting a new activity standard as follows: <u>f. The activity shall not be located within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as shown on the planning maps.</u> Consequential renumbering of existing activity standards that follow and rule reference renumbering as required.

15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.2 - Controlled activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
669.6	Edward Jolly	PC14	Seek Amendment	Seek amendment to Urban Design Certification Pathway and Mana Whenua engagement method to remove requirement from this rule and include "a new section of the plan... that... provide[s] this mechanism... [developed as a separate process by] CCC under its Te Tiriti o Waitangi obligations [with] Mana Whenua to a level negotiated between these parties whom jointly develop associated mechanisms within the plan."

15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
297.29	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
305.12	Vickie Hearnshaw	PC14	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
760.17	ChristchurchNZ	PC14	Seek Amendment	Amend RD3 to read: “The Council’s discretion shall be limited to the following matters: a. Residential design principles – 15.14.1b. Comprehensive residential activity in the Mixed Use Zone – 15.14.3.40 (a) (iv) (ii) and (v) (iii) .”
834.277	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete all City Spine Transport Corridor built form rules from the suite of commercial zones.
834.285	Kāinga Ora – Homes and Communities	PC14	Oppose	RD 3/ RD 4 Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large scale redevelopment. Remove statutory impediments in Appendix 15.15.12 – Sydenham and Appendix 15.15.13 requiring ‘Greenways’ and ‘Shared Pedestrian / Cycleways’ and seek to facilitate through more appropriate means – such as negotiated purchase.
842.61	Fire and Emergency	PC14	Support	[15.10.1.3 Restricted discretionary activities RD1] Retain as notified.

15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.5 - Non-complying activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
760.18	ChristchurchNZ	PC14	Seek Amendment	Amend NC3 to read: “Any Comprehensive Residential Activity within the Comprehensive Housing Precinct for sites identified in Appendix 15.15.12 and 15.15.13 <u>as allocation for required pedestrian/cycle, road or greenway connections, unless the desired street to street connection/s have been provided</u> ”
834.288	Kāinga Ora – Homes and Communities	PC14	Oppose	NC3 Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large scale redevelopment. Remove statutory impediments in Appendix 15.15.12 – Sydenham and Appendix 15.15.13 requiring ‘Greenways’ and ‘Shared Pedestrian / Cycleways’ and seek to facilitate through more appropriate means – such as negotiated purchase.
852.23	Christchurch International Airport Limited (CIAL)	PC14	Seek Amendment	Amend Rule 15.10.1.5 NC1 as follows: NC1 Any residential activity not meeting Rule 15.10.1.1 P27 (e) <u>or (f)</u> .

854.19	Orion New Zealand Limited (Orion)	PC14	Seek Amendment	<p>Mixed Use Zone Rule 15.10.1.5 Non-complying activities.</p> <p>Add an additional clause to NC2 and amend clause 'c' as follows:</p> <p><u>X Sensitive activities within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line.</u></p> <p>d. <u>Conductive Fences</u> within 5 metres of a 66kV or, 33kV, <u>11kV, 400V or 230V</u> electricity distribution line support structure foundation.</p>
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15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
308.8	Tony Pennell	PC14	Support	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.
627.18	Plain and Simple Ltd	PC14	Seek Amendment	<p>[New standards for] accessibility and environmentally responsible design, [such as]:</p> <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping
685.19	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.

15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.1 - Maximum building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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26.6	Rosemary Fraser	PC14	Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls.
171.3	Paul McNoe	PC14	Seek Amendment	[Reduce permitted building height] That the permitted height limits within the <u>existing</u> District Plan (prior to PC14) are retained to the maximum extent possible
224.16	Atlas Quarter Residents Group (22 owners)	PC14	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
242.5	Property Council New Zealand	PC14	Seek Amendment	Support an increased height limit of 32 metres to areas immediately surrounding the central city. However, we recommend that this wording be changed back to how it was written in last year's consultation document i.e., "an increased height limit of 32 metres within a walkable catchment of 800m or 10 minutes" rather than "an increased height limit of 32 metres to areas immediately surrounding the central city".
276.26	Steve Burns	PC14	Seek Amendment	Seek maximum height of 5 stories in Christchurch
297.30	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
337.17	Anna Melling	PC14	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.
338.10	Kate Revell	PC14	Seek Amendment	Restrict building heights to a maximum of 22 metres.
339.10	Chris Neame	PC14	Seek Amendment	Restrict maximum height for development to 22 metres
504.4	Diane Gray	PC14	Seek Amendment	Seek amendment to the proposed increased height of residential buildings in suburbs close to the city ie 3 story high
834.283	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Amend rule 15.10.2.1 as follows: Maximum building heighta. The maximum height of anybuilding shall be 15 metres,unless specified below.b. The maximum height of anyComprehensive ResidentialDevelopment located withinthe Comprehensive HousingPrecinct (shown on the planning maps) shall be 21 22 metres, for buildingslocated adjacent to thestreet, or 12 metres forbuildings located at the rearof the site.
842.62	Fire and Emergency	PC14	Support	Retain 15.10.2.1-Maximum building height as notified.
870.7	Susanne Antill	PC14	Oppose	Opposeincreased height limits of buildings.

893.8	Susanne and Janice Antill	PC14	Oppose	Oppose increased height limits of buildings.
902.18	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[Thatthe permitted] building height [is reduced to no more than] 12 metres [outside the city centre].

15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.3 - Minimum building setback from residential zones

Original Submission No	Submitter	Plan Change	Position	Decision Requested
842.63	Fire and Emergency	PC14	Support	Retain 15.10.2.3-Minimum building setback from residential zones as notified.

15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.4 - Sunlight and outlook at boundary with a residential zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.57	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
63.84	Kathleen Crisley	PC14	Seek Amendment	Clarify the impacts on neighbouring properties for sunlight access if a building is set back, as noted, at various heights above 12 metres.
276.17	Steve Burns	PC14	Support	[Retain sunlight access provisions]
337.18	Anna Melling	PC14	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.
444.2	Joseph Corbett-Davies	PC14	Seek Amendment	Provide exemptions from Height in relation to boundary rules for multi-unit residential buildings on the front portion of the site in the Mixed Use Zone, as in the High Density Residential Zone and Local Centre Intensification precincts
834.270	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Consequential amendments associated with Appendix 14.16.2. Adopt Metropolitan Centre Zone Rules proposed in the Kāinga Ora submission Appendix 2 and amend these rules as appropriate.

15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.6 - Landscaping and trees

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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571.23	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
615.18	Analijja Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.

15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.7 - Water supply for fire fighting

Original Submission No	Submitter	Plan Change	Position	Decision Requested
842.64	Fire and Emergency	PC14	Support	Retain 15.10.2.7-Water supply for fire fighting as notified.

15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.8 - Minimum building setback from railway corridor

Original Submission No	Submitter	Plan Change	Position	Decision Requested		
829.20	Kiwi Rail	PC14	Seek Amendment	<p>Amend Rule 15.10.2.8 as follows:</p> <table border="1" data-bbox="861 857 1990 1052"> <tr> <td>15.910.2 Built form standards – Commercial Mixed Use Zone</td> <td> <p>15.910.2.8 Minimum building setback from railway corridor</p> <p>a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.</p> </td> </tr> </table>	15.910.2 Built form standards – Commercial Mixed Use Zone	<p>15.910.2.8 Minimum building setback from railway corridor</p> <p>a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.</p>
15.910.2 Built form standards – Commercial Mixed Use Zone	<p>15.910.2.8 Minimum building setback from railway corridor</p> <p>a. For sites adjacent to or abutting the railway line, the minimum building setback for buildings, balconies and decks from the rail corridor boundary shall be 4.5 metres.</p>					

15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.9 - Minimum standards for Comprehensive Residential Development

Original Submission No	Submitter	Plan Change	Position	Decision Requested
235.7	Geordie Shaw	PC14	Seek Amendment	[That e. the minimum glazing standard allows more flexibility in achieving the intent of the policies]

760.19	ChristchurchNZ	PC14	Seek Amendment	<p>Amend the following:</p> <ul style="list-style-type: none"> • Advice note: “The following built form standards also apply to comprehensive residential development: refer to Appendix 15.15.13 for the bulk and location diagram representing these standards”. Note: refer to Appendix 15.15.14 for the bulk and location diagram representing some of these standards. • d: All shared pedestrian access ways within and through a site shall have a minimum width of 3 metres including planting. The width for pedestrian access shall be clear of any fencing, storage or servicing, except security gates, where necessary. • g: “Buildings front a street, greenway or other publicly accessible space and public open space shall include at least 20% glazing on each floor of the building” • h: “Apartments adjacent to the street or greenway shall be provided including: i. to a minimum of 4 storeys in height; or ii. to a minimum of 3 storeys for sites located on the south side of the street. • j: (i) Enclosed and lockable cycle storage for residents shall be provided at a minimum rate of 1 space per bedroom, located at grade within a fully enclosed and lockable storage facility integrated within the building and is accessed via a shared pedestrian access from the street or a shared path within a greenway; located adjacent to the communal open space ii) For every 5 residential units, 1 cycle park with a charging point shall be provided within the cycle storage facility that can accommodate a cargo bike; and (iii) 1 cycle park per 10 residential units shall be provided for visitors to the site, accessed from a shared pedestrian access and located adjacent to the communal open space. Visitor cycle parking shall also comply with rules 7.5.2(a)(ii) to (viii) and (x). • l: “The maximum onsite car parking to residential unit ratio shall be 0.1 across the Comprehensive Residential Development. Car parking onsite shall only be provided for in the following circumstances: (i) A maximum of two car parking spaces for a residential car share scheme across the Comprehensive Residential Development; (ii) A maximum of one space per accessible residential unit
762.32	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[T]hat the minimum site size is to be reduced to 1500m ² or at most 1800m ² .

834.286	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large scaled redevelopment. Remove statutory impediments in Appendix 15.15.12 – Sydenham and Appendix 15.15.13 requiring ‘Greenways’ and ‘Shared Pedestrian / Cycleways’ and seek to facilitate through more appropriate means – such as negotiated purchase.
842.65	Fire and Emergency	PC14	Support	Amend 15.10.2.9-Minimum standards for Comprehensive Residential Development as follows: a. All shared pedestrian access ways within and through a site shall: i. have a minimum width of A. 3 metres on a straight accessway including excluding planting. B. 6.2 metres on a curved or cornered accessway C. 4.5m space to position the ladder and perform operational tasks. ii. The width for pedestrian access s shall be clear of any fencing, storage or servicing, except security gates, where necessary. iii. provide wayfinding for different properties on a development are clear in day and night.

15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.10 - Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.91	Christchurch City Council	PC14	Seek Amendment	Insert "maturity" shown as bold strikethrough before the proposed new defined term shown in bold green and underlined
805.14	Waka Kotahi (NZ Transport Agency)	PC14	Oppose	Delete the City Spine Transport Corridor Qualifying Matter.
834.102	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the Key Transport Corridors – City Spine Qualifying Matter and all associated provisions.
834.261	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.

15 - Commercial > 15.11 - Rules - City Centre Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
147.2	Rohan A Collett	PC14	Seek Amendment	That all of the CBD is rezoned Mixed Use
223.2	David Lough	PC14	Support	
367.15	John Bennett	PC14	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.
431.1	Sonia Bell	PC14	Oppose	Many commercial properties around Christchurch remain unleased, keep inner city commercial area as is.
670.2	Mary-Louise Hoskins	PC14	Seek Amendment	Contain the super high-rise [buildings] to the central area, [restrain its area] [and] review [the city center zone area] every 5 years.
810.13	Regulus Property Investments Limited	PC14	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
810.20	Regulus Property Investments Limited	PC14	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
812.9	James Barbour	PC14	Support	[Retainprovisions that] support the intensification of urban form to provide foradditional development capacity, particularly near the city and commercialcentres
812.18	James Barbour	PC14	Seek Amendment	[Remove any Qualifying Matters and provisionsthat do not support] the intensification of urban form to provide foradditional development capacity
823.203	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Insert an equivalent Rule 15.12.1.2 C1 in the City Centre Zone, for the Armagh Street Site.

15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.106	Kāinga Ora – Homes and Communities	PC14	Support	15.11.1.2 C2 Works at 100Cathedral Square 15.11.1.3 RD9 Works at 100 CathedralSquare 15.11.1.3 RD11buildings on New RegentStreet, the Arts Centre, and inthe Central City HeritageQualifying Matter and Precinct. Retain sites of historic heritage items andtheir settings (City Centre Zone) -Cathedral Square, New Regent Street,the Arts Centre

15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.1 - Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
61.45	Victoria Neighbourhood Association (VNA)	PC14	Oppose	Retain current District Plan Rules as permitted within Victoria Neighbourhood area.
150.6	Ceres New Zealand, LLC	PC14	Oppose	a. Delete Rule 15.11.1.1.c b. Delete Rule 15.11.1.1 (P17) c. Retain activity specific standard b of Rules 15.11.1.1 (P13) and (P14).
422.5	Peter Troon	PC14	Seek Amendment	[Reduce] the density of inner city dwellings.
814.198	Carter Group Limited	PC14	Oppose	Oppose plan changes to 15.11.1.1.
823.160	The Catholic Diocese of Christchurch	PC14	Oppose	15.11.1.1 P13 (CCZ Residential activity). Delete
823.164	The Catholic Diocese of Christchurch	PC14	Oppose	15.11.1.1 - P13 - Delete
834.290	Kāinga Ora – Homes and Communities	PC14	Support	Retain P18 as notified.
834.292	Kāinga Ora – Homes and Communities	PC14	Oppose	Amend the rule by deleting clauses (b) and (c) as follows: a. Residential activity in the Commercial Central City Business City Centre and Central City Mixed Use Zones – Rule 15.134.2.9 b. Glazing – 15.14.3.37 c. Outlook spaces – 15.14.3.38.

15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.2 - Controlled activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
669.5	Edward Jolly	PC14	Seek Amendment	Seek amendment to Urban Design Certification Pathway and Mana Whenua engagement method to remove requirement from this rule and include "a new section of the plan... that... provide[s] this mechanism... [developed as a separate process by] CCC under its Te Tiriti o Waitangi obligations [with] Mana Whenua to a level negotiated between these parties whom jointly develop associated mechanisms within the plan."

814.199	Carter Group Limited	PC14	Seek Amendment	Amend Rule 15.11.1.2 C1 as follows: a. Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.101.1.1 P1 to P17, which is: i. within the Central City Core area 28m or less in height; and ii. visible from a publicly owned and accessible space; and iii. meets the following built form standards: A. Rule 15.11.2.3 Sunlight and outlook for the street; and/or B. Rule 15.11.2.12 Maximum road wall height; iv. iii. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes...
823.165	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Rule 15.11.1.2 C1 - Amend as follows: <i>a. Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.101.1.1 P1 to P17, which is:</i> <i>i. within the Central City Core area 28m or less in height; and</i> <i>ii. visible from a publicly owned and accessible space; and</i> <i>iii. meets the following built form standards:</i> <i>A. Rule 15.11.2.3 Sunlight and outlook for the street; and/or</i> <i>B. Rule 15.11.2.12 Maximum road wall height;</i> <i>iv. iii. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes...</i>
823.204	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Insert an equivalent Rule 15.12.1.2 C1 in the City Centre Zone, for the Armagh Street Site.
834.291	Kāinga Ora – Homes and Communities	PC14	Oppose	C1 Delete proposed PC14 amendments to the rule i.e. retain the Operative Plan provision.
834.293	Kāinga Ora – Homes and Communities	PC14	Oppose	15.12.1.3(RD)(b) and (c)

				Amend the rule by deleting clauses (b) and (c) as follows: a. Residential activity in the Commercial Central City Business City Centre and Central City Mixed Use Zones – Rule 15.134.2.9 b. Glazing – 15.14.3.37 c. Outlook spaces – 15.14.3.38.
872.12	Oyster Management Limited	PC14	Oppose	Delete Rule 15.11.1.2.C1

15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
61.44	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	That each new build needs to be assessed in relation to design and impact on neighbours.
193.20	Heritage New Zealand Pouhere Taonga (HNZPT)	PC14	Support	Retain RD11 as proposed
242.9	Property Council New Zealand	PC14	Seek Amendment	Council provides consistent and clear guidelines to provide certainty for the development community, particularly given the length of resource and time it takes to establish a project prior to its construction. We urge the Council to work in partnership with the public and private development sectors
297.31	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
338.11	Kate Revell	PC14	Seek Amendment	Restrict building heights to a maximum of 22 metres.
339.11	Chris Neame	PC14	Seek Amendment	Restrict maximum height for development to 22 metres
814.200	Carter Group Limited	PC14	Oppose	Oppose 15.11.1.3 RD5. Seek that the status quo provisions is retained.
814.201	Carter Group Limited	PC14	Oppose	Oppose 15.11.1.3 RD11. Seek that this be deleted.
823.166	The Catholic Diocese of Christchurch	PC14	Oppose	Retain the status quo in respect of Rule 15.11.1.3 RD5.

823.167	The Catholic Diocese of Christchurch	PC14	Oppose	Rule 15.11.1.3 RD11 - Delete
834.294	Kāinga Ora – Homes and Communities	PC14	Oppose	Amend rule by deleting clauses (m) and(n) as follows: m. Upper floor setbacks, tower dimension and site coverage – Rule 15.14.3.35 n. Wind – Rule 15.14.3.39
842.66	Fire and Emergency	PC14	Support	[15.11.1.3. Restricteddiscretionary activityRD5] Retain as notified.
872.13	Oyster Management Limited	PC14	Oppose	Delete Rule 15.11.1.3.RD1
872.14	Oyster Management Limited	PC14	Support	Retain Rule 15.11.1.3 RD3

15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.4 - Discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.202	Carter Group Limited	PC14	Oppose	Oppose 15.11.1.4 D1. Seek that this be deleted.
823.168	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Rule 15.11.1.4 D1 in its entirety.
872.15	Oyster Management Limited	PC14	Seek Amendment	Amend Rule 15.11.1.4.D1 as follows: Any activity that does not meet one or more of built form standards in Rules 15.11.2.11(a)(i)(B), (a)(ii), (a)(iii) and (a)(iv)(B) (Building Height) and/or 15.11.2.12 (Maximum Road Wall Height) unless otherwise specified.

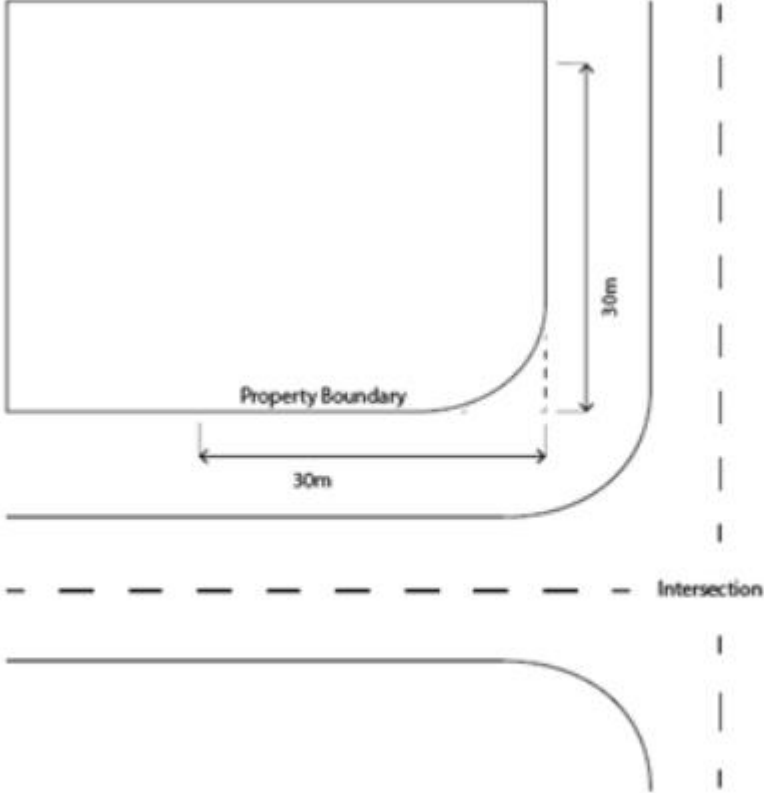
15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.5 - Non-complying activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
818.4	Malaghans Investments Limited	PC14	Seek Amendment	[That a new NC rule is added] for a height breach within the area bound by Gloucester, Manchester, Oxford and Columbo streets [the Central City Heritage Interface Overlay].

15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
308.9	Tony Pennell	PC14	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.
519.8	James Carr	PC14	Seek Amendment	seeks to amend the height limits in the Central City zones to allow exemptions for spires, domes, sculptural caphouses or other architectural features [etc.] that add visual interest to the skyline without adding bulk or significant shading.
627.19	Plain and Simple Ltd	PC14	Seek Amendment	[Newstandards for] accessibility and environmentally responsible design, [suchas]: <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping
685.20	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.
834.107	Kāinga Ora – Homes and Communities	PC14	Support	15.11.2.11 Building height in area-specific precincts Retain sites of historic heritage items and their settings (City Centre Zone) - Cathedral Square, New Regent Street, the Arts Centre.

15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.3 - Sunlight and outlook for the street

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.58	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
276.18	Steve Burns	PC14	Support	[Retain sunlight access provisions]
337.19	Anna Melling	PC14	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.
670.1	Mary-Louise Hoskins	PC14	Oppose	[Reduce] the 92m height limit for the central city [or ensure done with great architectural merit].
751.83	Christchurch City Council	PC14	Seek Amendment	<p data-bbox="961 407 1944 472">Include new diagram to clarify [a.ii], based on Figure 16 in appendix 7.5.11, as per below:</p>  <p data-bbox="1014 1409 1906 1466">Determining distances from a street intersection for the interpretation of rules 15.11.2.3 and 15.11.2.12iii</p>
814.203	Carter Group Limited	PC14	Support	Support Rule 15.11.2.3. Retain as notified.

823.169	The Catholic Diocese of Christchurch	PC14	Support	Adopt
834.295	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the rule.

15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.4 - Minimum numbers of floors

Original Submission No	Submitter	Plan Change	Position	Decision Requested
762.33	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[A]dd a minimum height restriction to aid in producing larger scale buildings within the city centre zone and restrict the development of unfittingly small-scale developments

15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.5 - Flexibility in building design for future uses

Original Submission No	Submitter	Plan Change	Position	Decision Requested
762.35	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[Increase measurement] from 3.5m to a minimum between 4.2 & 4.5m [This rule is not to be changed under PC14],

15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.9 - Sunlight and outlook at boundary with a residential zone

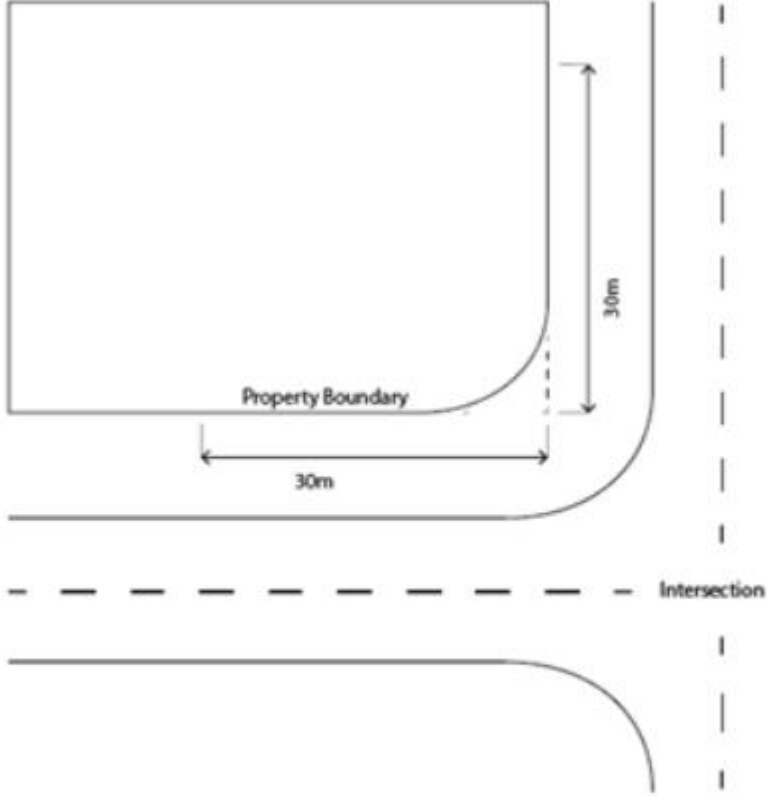
Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.59	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
63.85	Kathleen Crisley	PC14	Seek Amendment	Clarify the impacts on neighbouring properties for sunlight access if a building is set back, as noted, at various heights above 12 metres.
814.204	Carter Group Limited	PC14	Support	Support Rule 15.11.2.9. Retain as notified.
823.170	The Catholic Diocese of Christchurch	PC14	Support	Adopt
834.271	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Consequential amendments associated with Appendix 14.16.2. Adopt Metropolitan Centre Zone Rules proposed in the Kāinga Ora submission Appendix 2 and amend these rules as appropriate.

15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
26.7	Rosemary Fraser	PC14	Oppose	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls.
61.10	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Amend Rule 15.11.2.11 to reduce height limits in the Central City Zone from 90m to 45m.
70.17	Paul Wing	PC14	Seek Amendment	Amend Rule 15.11.2.11 - Building height such that the height of all buildings in the central city should be limited to no more than 5 storeys.
150.1	Ceres New Zealand, LLC	PC14	Oppose	Delete Standard 15.11.2.11
150.11	Ceres New Zealand, LLC	PC14	Seek Amendment	Amend 15.11.2.11 to add an exemption which states that clauses ii to vi of Standard 15.11.2.11.a do not apply to any site containing a significant heritage item.
171.4	Paul McNoe	PC14	Seek Amendment	[Reduce permitted building height] That the permitted height limits within the <u>existing</u> District Plan (prior to PC14) are retained to the maximum extent possible
191.9	Logan Brunner	PC14	Support	[Retain provisions that enable] 20-30 lvls in the central city
199.7	Joshua Wight	PC14	Seek Amendment	Amend provisions to enable taller buildings, especially [within the] central city (20-30 lvls). Commercial centres and surrounding residential sites have increased height limits, generally to between 4 and 6 storeys.
200.11	Robert J Manthei	PC14	Seek Amendment	Reduce height limits
224.17	Atlas Quarter Residents Group (22 owners)	PC14	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible
237.3	Marjorie Manthei	PC14	Seek Amendment	i: Decrease maximum height in the City Centre from 90m to 60m as far north as Kilmore Street v. Reduce the proposed maximum heights on Victoria Street (from Salisbury Street to Bealey Avenue) to 20m
276.27	Steve Burns	PC14	Seek Amendment	Seek maximum height of 5 stories in Christchurch
309.1	Jack van Beynen	PC14	Oppose	[Retain existing height limits in the City Centre Zone]

317.1	Dr Sandy Bond LLC (self)	PC14	Oppose	[Seeks that] the height limits reduced. [Seeks that buildings are limited to] 5-6 storey buildings as the maximum height.
337.20	Anna Melling	PC14	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.
344.13	Luke Baker-Garters	PC14	Oppose	Removal of all central city maximum building height overlays.
367.2	John Bennett	PC14	Seek Amendment	Lower height limit in the Central City to be...26m (10 stories).
378.2	Marina Steinke	PC14	Oppose	Retain the existing height limits for the central city.
422.4	Peter Troon	PC14	Seek Amendment	[Reduce] the height and density of inner city dwellings.
429.1	Bob Hou	PC14	Seek Amendment	Increase maximum building height in the central city
625.7	Pamela-Jayne Cooper	PC14	Seek Amendment	Seek amendment to a maximum height of 60m (with consent).
762.40	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[Reconsider] heightlimits and controls.
762.47	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[That] an additional height limit area is placed around the Te Papa Otakaro within the CBD.
814.205	Carter Group Limited	PC14	Oppose	Oppose Rule 15.11.2.11. Seek that this be deleted.
818.3	Malaghans Investments Limited	PC14	Seek Amendment	[T]hat the [permitted] building height for the properties bound by Gloucester, Manchester, Oxford and Columbo streets [within the Central City Heritage Interface Overlay] be a maximum of no more than 3 stories in height above ground.
823.171	The Catholic Diocese of Christchurch	PC14	Oppose	Delete rule 15.11.2.11 in its entirety.
835.12	Historic Places Canterbury	PC14	Seek Amendment	The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.
870.8	Susanne Antill	PC14	Oppose	Oppose increased height limits of buildings.
872.16	Oyster Management Limited	PC14	Seek Amendment	Retain Standard 15.11.2.11(a)(i)(A) and delete (a)(i)(B) re maximum height for building base.
893.9	Susanne and Janice Antill	PC14	Oppose	Oppose increased height limits of buildings.

15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.12 - Maximum road wall height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
150.2	Ceres New Zealand, LLC	PC14	Oppose	Delete Standard 15.11.2.12
150.12	Ceres New Zealand, LLC	PC14	Seek Amendment	Amend Rule 15.11.2.12 to include an exemption which states that clause a) does not apply to any site containing a significant heritage item.
751.84	Christchurch City Council	PC14	Seek Amendment	<p>Include new diagram to clarify [a.iii], based on Figure 16 in appendix 7.5.11, as per below:</p>  <p>Determining distances from a street intersection for the interpretation of rules 15.11.2.3 and 15.11.2.12iii</p>

814.206	Carter Group Limited	PC14	Oppose	Oppose Rule 15.11.2.12. Seek that this be deleted.
823.172	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Rule 15.11.2.12 in its entirety.
834.297	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete all these provisions.
872.17	Oyster Management Limited	PC14	Oppose	Delete Standard 15.11.2.12.

15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.13 - Water supply for fire fighting

Original Submission No	Submitter	Plan Change	Position	Decision Requested
842.67	Fire and Emergency	PC14	Seek Amendment	Amend 15.11.2.13-Water supply for fire fighting as follows: c. Any application arising from this rule shall not be publicly notified. Limited notification, if required, shall only be to Fire and Emergency New Zealand the New Zealand Fire Service Commission (absent its written approval).

15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.14 - Building tower setbacks

Original Submission No	Submitter	Plan Change	Position	Decision Requested
150.3	Ceres New Zealand, LLC	PC14	Oppose	Delete Standard 15.11.2.14
150.13	Ceres New Zealand, LLC	PC14	Seek Amendment	Amend Rule 15.11.2.14 to include an exemption which states that clause a) does not apply to any site containing a significant heritage item.
751.8	Christchurch City Council	PC14	Seek Amendment	[Clarify] that the building base [is] the part of the building below the base height (either 17m or 28m) and that the tower would be the part above it.
814.207	Carter Group Limited	PC14	Oppose	Oppose Rule 15.11.2.14. Seek that this be deleted.
823.173	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Rule 15.11.2.14 in its entirety.
834.298	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete all these provisions.

15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.15 - Maximum building tower dimension and building tower coverage

Original Submission No	Submitter	Plan Change	Position	Decision Requested			
150.4	Ceres New Zealand, LLC	PC14	Oppose	Delete Standard 15.11.2.15			
150.14	Ceres New Zealand, LLC	PC14	Seek Amendment	Amend Rule 15.11.2.15 to include an exemption which states that clause a) does not apply to any site containing a significant heritage item.			
751.9	Christchurch City Council	PC14	Seek Amendment	[Clarify] that the building base [is] the part of the building below the base height (either 17m or 28m) and that the tower would be the part above it.			
814.208	Carter Group Limited	PC14	Oppose	Oppose Rule 15.11.2.15. Seek that this be deleted.			
823.174	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Rule 15.11.2.15 in its entirety.			
834.296	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>1. Amend definition of Building Base as:</p> <p>Building Base: In respect to the City Centre and Central City Mixed Use Zones, means any part of any building that is below the maximum permitted height for that type of building in the zone.</p> <p>2. Amend rule as follows:</p> <table border="1" data-bbox="898 1027 1694 1133"> <tr> <td style="width: 15%;"></td> <td style="width: 45%; text-align: center;">Applicable to</td> <td style="width: 40%; text-align: center;">Standard</td> </tr> </table>		Applicable to	Standard
	Applicable to	Standard					

				<p>i. All buildings, except as provided for in ii, and iii and iv below.</p>	<p>A. The maximum height shall be <u>90 metres.</u></p> <p>B. <u>The maximum height of the building base shall be 28 metres.</u></p> <p>in accordance with the Central City Maximum Building Height planning map</p>
				<p>ii. All buildings in <u>the heritage setting of New Regent Street as identified in Appendix 9.3.7.2.</u></p>	<p>The minimum and maximum height shall be 8 metres.</p>
				<p>iii. All buildings at the Arts Centre, being land bordered by Montreal Street,</p>	<p>The maximum height shall be 16 metres.</p>

				<table border="1"> <tr> <td></td> <td>Worcester Street, Rolleston Avenue and Hereford Street.</td> <td></td> </tr> <tr> <td>iv</td> <td><u>All buildings within the Cathedral Square Height Precinct</u></td> <td> <p><u>A. The maximum height shall be 45 metres:</u></p> <p><u>B. The maximum height of the building base shall be 28 metres.</u></p> </td> </tr> <tr> <td>v</td> <td><u>All buildings within the Victoria Street Height Precinct</u></td> <td> <p><u>A. The maximum height shall be 45 metres.</u></p> <p><u>B. The maximum height of the building base shall be 28 metres.</u></p> </td> </tr> </table> <table border="1"> <tr> <td>vi</td> <td><u>All buildings in the Central City Heritage Qualifying Matter and Precinct, including the following areas:</u></td> <td><u>The maximum height shall be 28 metres.</u></td> </tr> </table>		Worcester Street, Rolleston Avenue and Hereford Street.		iv	<u>All buildings within the Cathedral Square Height Precinct</u>	<p><u>A. The maximum height shall be 45 metres:</u></p> <p><u>B. The maximum height of the building base shall be 28 metres.</u></p>	v	<u>All buildings within the Victoria Street Height Precinct</u>	<p><u>A. The maximum height shall be 45 metres.</u></p> <p><u>B. The maximum height of the building base shall be 28 metres.</u></p>	vi	<u>All buildings in the Central City Heritage Qualifying Matter and Precinct, including the following areas:</u>	<u>The maximum height shall be 28 metres.</u>
	Worcester Street, Rolleston Avenue and Hereford Street.															
iv	<u>All buildings within the Cathedral Square Height Precinct</u>	<p><u>A. The maximum height shall be 45 metres:</u></p> <p><u>B. The maximum height of the building base shall be 28 metres.</u></p>														
v	<u>All buildings within the Victoria Street Height Precinct</u>	<p><u>A. The maximum height shall be 45 metres.</u></p> <p><u>B. The maximum height of the building base shall be 28 metres.</u></p>														
vi	<u>All buildings in the Central City Heritage Qualifying Matter and Precinct, including the following areas:</u>	<u>The maximum height shall be 28 metres.</u>														
834.299	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete provision.												

15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.16 - Minimum building tower separation

Original Submission No	Submitter	Plan Change	Position	Decision Requested
150.5	Ceres New Zealand, LLC	PC14	Oppose	Delete Standard 15.11.2.16
150.15	Ceres New Zealand, LLC	PC14	Seek Amendment	Amend Rule 15.11.2.16 to include an exemption which states that clause a) does not apply to any site containing a significant heritage item.
751.10	Christchurch City Council	PC14	Seek Amendment	[Clarify] that the building base [is] the part of the building below the base height (either 17m or 28m) and that the tower would be the part above it.
814.209	Carter Group Limited	PC14	Oppose	Oppose 15.11.2.16. Seek that this be deleted.
823.175	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Rule 15.11.2.16 in its entirety.
834.300	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete provision

15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.17 - Wind

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.210	Carter Group Limited	PC14	Oppose	Oppose Rule 15.11.2.17. Seek that this be deleted.
823.176	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Rule 15.11.2.17 in its entirety.
834.301	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete provision

15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
147.6	Rohan A Collett	PC14	Not Stated	That all of the CBD is rezoned Mixed Use
223.3	David Lough	PC14	Support	
242.10	Property Council New Zealand	PC14	Support	Support the proposed adjustments to the requirements for new housing in some of the surrounding Central City Mixed-Use Zone and the Commercial Mixed-Use Zone.
344.16	Luke Baker-Garters	PC14	Seek Amendment	Amend plan change 14 to zone all of the central city to mixed use zoning.
367.16	John Bennett	PC14	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.

768.7	Mark Darbyshire	PC14	Seek Amendment	Seeks that requirements for green space, tree canopy, lanes, and mid-block pedestrian connections be strengthened
780.23	Josie Schroder	PC14	Support	Retain the rules in 15.12 as notified.
799.10	Benjamin Love	PC14	Support	[Retain provisions that enable mixed uses]
810.14	Regulus Property Investments Limited	PC14	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
810.21	Regulus Property Investments Limited	PC14	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
812.10	James Barbour	PC14	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
812.19	James Barbour	PC14	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
195.1	Kevin Arcscott	PC14	Seek Amendment	<ol style="list-style-type: none"> 15.12.1.1(c) P5 and P6-(a) Offices and Commercial services should not only be required ancillary to any permitted activity located on the site. 15.12.1.1(c) P5 and P6-(b)(i) individual tenancies should be unrestricted in scale rather than limited to being ancillary and restricted in area to 450 sq.m GLFA; and 15.12.1.1(c) P5 and P6-(b)(ii) the total area used for office activities and/or commercial services should be unrestricted and not limited to 450 sq.m GLFA per site, or 450 sq.m GLFA per 500 sq me of land area; whichever is the greater.
235.8	Geordie Shaw	PC14	Seek Amendment	[That P16.f. the minimum glazing standard allows more flexibility in achieving the intent of the policies]
422.6	Peter Troon	PC14	Seek Amendment	[Reduce] the density of inner city dwellings.
814.211	Carter Group Limited	PC14	Oppose	Oppose 15.12.1.1 Seek that the status quo is retained.
823.177	The Catholic Diocese of Christchurch	PC14	Oppose	Retain the status quo in respect of Rule 15.12.1.1 P16.

834.302	Kāinga Ora – Homes and Communities	PC14	Oppose	15.12.1.1(P16)(a)(iii) Amend rule by deleting clause (a)(iii).
834.303	Kāinga Ora – Homes and Communities	PC14	Oppose	15.12.1.1(P16)(c)(iii) Amend rule by deleting clause (c)(iii).
834.304	Kāinga Ora – Homes and Communities	PC14	Oppose	15.12.1.1(P16)(j) Amend rule by deleting clause (j).
834.314	Kāinga Ora – Homes and Communities	PC14	Oppose	15.12.1.1(P13)(a)(iii) Amend the rule by deleting clause (a)(iii).
834.315	Kāinga Ora – Homes and Communities	PC14	Oppose	15.12.1.1(P13)(d)(iii) Amend the rule by deleting clause (d)(iii).
834.316	Kāinga Ora – Homes and Communities	PC14	Oppose	15.12.1.1(P13)(f)(g)(j) 1. Amend the rule by retaining the operative Plan wording for clause (f). 2. Delete clauses (g) and (j).

15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.1 - Activity status tables - Central City Mixed Use Zone > 15.12.1.2 - Controlled activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
669.4	Edward Jolly	PC14	Seek Amendment	Seek amendment to Urban Design Certification Pathway and Mana Whenua engagement method to remove requirement from this rule and include "a new section of the plan... that... provide[s] this mechanism... [developed as a separate process by] CCC under its Te Tiriti o Waitangi obligations [with] Mana Whenua to a level negotiated between these parties whom jointly develop associated mechanisms within the plan."

669.7	Edward Jolly	PC14	Support	Seek amendment to Urban Design Certification Pathway and Mana Whenua engagement method to remove requirement from this rule and include "a new section of the plan... that... provide[s] this mechanism... [developed as a separate process by] CCC under its Te Tiriti o Waitangi obligations [with] Mana Whenua to a level negotiated between these parties whom jointly develop associated mechanisms within the plan."
814.212	Carter Group Limited	PC14	Seek Amendment	Amend Rule 15.12.1.2 C1 as follows:a. Any building on the site at 136 Barbadoes Street within the city block bounded by Colombo Street, Armagh Street, Manchester Street and Oxford Terraceb...
823.178	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Amend Rule 15.12.1.2 C1 to include the whole of the Barbadoes Street Site, and the Manchester Street Site.

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

Original Submission No	Submitter	Plan Change	Position	Decision Requested
297.32	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
305.13	Vickie Hearnshaw	PC14	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
814.213	Carter Group Limited	PC14	Oppose	Oppose 15.12.1.3 RD5. Retain the status quo in respect of Rule 15.12.1.3RD5
814.214	Carter Group Limited	PC14	Oppose	Oppose 15.12.1.3 RD4. Seek that this be deleted.
814.215	Carter Group Limited	PC14	Oppose	Oppose 15.11.1.3 RD2. Seek that this be deleted.
814.216	Carter Group Limited	PC14	Oppose	Oppose 15.12.1.3 RD6. Seek that this be deleted.
814.217	Carter Group Limited	PC14	Oppose	Seek that the advice note at the end of 15.12.1.3 be deleted.
823.179	The Catholic Diocese of Christchurch	PC14	Oppose	Retain the status quo in respect of Rule 15.12.1.3 RD2.
823.180	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Rule 15.12.1.3 RD4.

823.181	The Catholic Diocese of Christchurch	PC14	Oppose	Rule 15.12.1.3 RD5. Delete
823.182	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Rule 15.12.1.3 RD6
823.183	The Catholic Diocese of Christchurch	PC14	Oppose	Delete the Advice note at end of 15.12.1.3.
834.279	Kāinga Ora – Homes and Communities	PC14	Support	RD 6 Delete all City Spine Transport Corridor built form rules from the suite of commercial zones.
834.306	Kāinga Ora – Homes and Communities	PC14	Oppose	15.12.1.3(RD4) – Four or more residential units Amend rule by deleting clauses (b) outdoor living space and (c) glazing.
842.68	Fire and Emergency	PC14	Support	[15.12.1.3 Restricted discretionary activities RD2] Retain as notified.
872.8	Oyster Management Limited	PC14	Seek Amendment	Amend Rule 15.12.1.3 RD2 as follows: Any activity listed in Rule 15.12.1.1 P1 to P20 that does not meet one or more of the built form standards in Rule 15.12.2, except 15.12.2.2(b) , unless otherwise specified.
872.10	Oyster Management Limited	PC14	Oppose	Delete Rule 15.12.1.3 RD5.

15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.1 - Activity status tables - Central City Mixed Use Zone > 15.12.1.4 - Discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
872.9	Oyster Management Limited	PC14	Oppose	Delete Rule 15.12.1.4 D2.

15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.2 - Built form standards - Central City Mixed Use Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
308.10	Tony Pennell	PC14	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.

519.9	James Carr	PC14	Seek Amendment	<p>Seeks the minimum lot size in Central City Mixed Use Zone is reduced.</p> <p>A minimum lot size of 500 square metres in the Central City Mixed Use Zone is big and is likely to discourage smaller developers from creating more interesting smaller buildings. For example, [submitter has] been working with a developer on a proposal for a rather loud building on a 250 square metre site on High Street, with a retail ground floor and perhaps five stories of apartments above. There is no good reason why such things should be discouraged. This is probably getting close to the lower size limit for a medium rise building with a single stair and lift to be economic, but it still seems to be viable, and a smaller building is a smaller financial commitment (and risk) if the developer wants to do something more daring architecturally or conceptually.</p>
627.20	Plain and Simple Ltd	PC14	Seek Amendment	<p>[Newstandards for] accessibility and environmentally responsible design, [suchas]:</p> <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping
685.21	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	<p>[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.</p>

15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.2 - Built form standards - Central City Mixed Use Zone > 15.12.2.1 - Streetscene, landscaping and trees

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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571.24	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
615.19	Analijja Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.
751.81	Christchurch City Council	PC14	Seek Amendment	Amend title to correct name:"Landscaping and trees"
814.218	Carter Group Limited	PC14	Oppose	Retain the status quo in clause (a)(iv) of rule 15.12.2.1 – i.e. 5%rather than 10% site landscaping.
823.184	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Retain the status quo in clause (a)(iv) – i.e. 5% rather than 10% site landscaping.
834.307	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete PC14 amendments and retainoperative plan rule.

15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.2 - Built form standards - Central City Mixed Use Zone > 15.12.2.2 - Maximum building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
26.8	Rosemary Fraser	PC14	Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls.
171.5	Paul McNoe	PC14	Seek Amendment	[Reduce permitted building height] That the permitted height limits within the <u>existing</u> District Plan (prior to PC14) are retained to the maximum extent possible
200.12	Robert J Manthei	PC14	Seek Amendment	Reduce height limits
224.18	Atlas Quarter Residents Group (22 owners)	PC14	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible
237.4	Marjorie Manthei	PC14	Seek Amendment	Allow max height up to 40m from Kilmore to Salisbury St
276.28	Steve Burns	PC14	Seek Amendment	Seek maximum height of 5 stories in Christchurch
297.33	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
337.21	Anna Melling	PC14	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.

338.12	Kate Revell	PC14	Seek Amendment	Restrict building heights to a maximum of 22 metres.
339.12	Chris Neame	PC14	Seek Amendment	Restrict maximum height for development to 22 metres
344.14	Luke Baker-Garters	PC14	Oppose	Removal of all central city maximum building height overlays.
378.3	Marina Steinke	PC14	Oppose	Retain the existing height limits for the central city.
422.7	Peter Troon	PC14	Seek Amendment	[Reduce] the height and density of inner city dwellings.
657.6	Clair Higginson	PC14	Seek Amendment	Include a clause from '14.15.3 Impacts on neighbouring property' in relation to the change in maximum building height in the Central City Mixed Use Zone
768.6	Mark Darbyshire	PC14	Seek Amendment	Amend 15.12.2.2 to allow the maximum building height to be 90m
805.2	Waka Kotahi (NZ Transport Agency)	PC14	Seek Amendment	[T]hat the maximum enabled height of 32m (10 storeys) for residential activities should be applied to the City Centre, rather 3 than the current proposed approach with two heights (32m in the immediate surrounds, then 20m thereafter).
814.219	Carter Group Limited	PC14	Seek Amendment	Amend 15.12.2.2 Maximum building height as follows: <u>a. The maximum height of any building shall be 32metres.</u> b. The maximum height of any building shall be in accordance with the height specified Unless identified on the Central City Maximum Building Height planning map the maximum height of any buildings shall be 32 metres. b. The maximum height of any building base shall be 17 metres. €. <u>b. Any application arising from this rule shall not be limited or publicly notified</u>
823.185	The Catholic Diocese of Christchurch	PC14	Support	Amend Rule 15.12.2.2 as follows: <u>a. The maximum height of any building shall be 32 metres.</u> <u>b. The maximum height of any building shall be in accordance with the height specified Unless identified on the Central City Maximum Building Height planning map the maximum height of any building shall be 32 metres.</u> <u>b. The maximum height of any building base shall be 17 metres.</u>

				c. b. Any application arising from this rule shall not be limited or publicly notified
834.308	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Amend the rule as follows: 15.12.2.2 Maximum building height a. The maximum height of any building shall be in accordance with the height specified Unless identified on the Central City Maximum Building Height planning map the maximum height of any building shall be 32 metres. b. The maximum height of any building base shall be 17 metres. b. Any application arising from this rule shall not be limited or publicly notified.
870.9	Susanne Antill	PC14	Oppose	Oppose increased height limits of buildings.
872.11	Oyster Management Limited	PC14	Seek Amendment	Retain Standard 15.12.2.2(a) and delete 15.12.2.2(b) re maximum height for building base.
893.10	Susanne and Janice Antill	PC14	Oppose	Oppose increased height limits of buildings.

15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.2 - Built form standards - Central City Mixed Use Zone > 15.12.2.3 - Flexibility in building design for future uses

Original Submission No	Submitter	Plan Change	Position	Decision Requested
762.36	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[Increase measurement] from 3.5m to a minimum between 4.2 & 4.5m [This rule is not to be changed under PC14],
834.305	Kāinga Ora – Homes and Communities	PC14	Oppose	15.12.1.3(RD2) – Buildings Amend rule by deleting clauses (k) upper floor setbacks and (l) glazing.

15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.2 - Built form standards - Central City Mixed Use Zone > 15.12.2.5 - Screening of outdoor storage, service areas / spaces and car parking

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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751.82	Christchurch City Council	PC14	Seek Amendment	Show additional text in title " <u>and car parking</u> " as bold underlined.
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15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.2 - Built form standards - Central City Mixed Use Zone > 15.12.2.6 - Sunlight and outlook at boundary with a residential zone, Open Space Community Parks Zone, Open Space Water and Margins Zone and Avon River Precinct/Te Papa Otakaro Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.60	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
63.86	Kathleen Crisley	PC14	Seek Amendment	Clarify the impacts on neighbouring properties for sunlight access if a building is set back, as noted, at various heights above 12 metres.
276.19	Steve Burns	PC14	Support	[Retain sunlight access provisions]
337.22	Anna Melling	PC14	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.
834.272	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	Consequential amendments associated with Appendix 14.16.2. Adopt Metropolitan Centre Zone Rules proposed in the Kāinga Ora submission Appendix 2 and amend these rules as appropriate.

15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.2 - Built form standards - Central City Mixed Use Zone > 15.12.2.7 - Minimum setback from the boundary with a residential zone or from an internal boundary

Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.309	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete PC14 amendments and retain operative plan rule.
842.69	Fire and Emergency	PC14	Support	Retain 15.12.2.7-Minimum setback from the boundary with a residential zone or from an internal boundary as notified.

15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.2 - Built form standards - Central City Mixed Use Zone > 15.12.2.8 - Water supply for fire fighting

Original Submission No	Submitter	Plan Change	Position	Decision Requested
842.70	Fire and Emergency	PC14	Seek Amendment	Amend Central City Mixed Use Zone > 15.12.2.8-Water supply for fire fighting as follows: ...; Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission Fire and Emergency New Zealand (absent its written approval)

15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.2 - Built form standards - Central City Mixed Use Zone > 15.12.2.9 - Minimum number of floors

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.220	Carter Group Limited	PC14	Oppose	Oppose 15.12.2.9. Seek that this is deleted.
823.186	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Rule 15.12.2.9 in its entirety.
834.310	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete proposed rule.

15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.2 - Built form standards - Central City Mixed Use Zone > 15.12.2.10 - Building setbacks

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.11	Christchurch City Council	PC14	Seek Amendment	[Clarify] that the building base [is] the part of the building below the base height (either 17m or 28m) and that the tower would be the part above it.
814.221	Carter Group Limited	PC14	Oppose	Oppose 15.12.2.10. Seek that this be deleted.
823.187	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Rule 15.12.2.10 in its entirety.
834.311	Kāinga Ora – Homes and Communities	PC14	Oppose	Amend the rule by deleting clauses (b) and (c).

15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.2 - Built form standards - Central City Mixed Use Zone > 15.12.2.11 - Building tower coverage

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.12	Christchurch City Council	PC14	Seek Amendment	[Clarify] that the building base [is] the part of the building below the base height (either 17m or 28m) and that the tower would be the part above it.
814.222	Carter Group Limited	PC14	Oppose	Oppose 15.12.2.11. Seek that this be deleted.
823.188	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Rule 15.12.2.11 in its entirety.
834.312	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the rule

15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.2 - Built form standards - Central City Mixed Use Zone > 15.12.2.12 - Glazing

Original Submission No	Submitter	Plan Change	Position	Decision Requested
235.9	Geordie Shaw	PC14	Seek Amendment	[That the minimum glazing standard allows more flexibility in achieving the intent of the policies]
814.223	Carter Group Limited	PC14	Oppose	Oppose 15.12.2.12. Seek that this be deleted.
823.189	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Rule 15.12.2.12 in its entirety.
834.313	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete this rule

15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.2 - Built form standards - Central City Mixed Use Zone > 15.12.2.13 - Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor

Original Submission No	Submitter	Plan Change	Position	Decision Requested
805.15	Waka Kotahi (NZ Transport Agency)	PC14	Oppose	Delete the City Spine Transport Corridor Qualifying Matter.
834.103	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the Key Transport Corridors – City Spine Qualifying Matter and all associated provisions.

834.278	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete all City Spine Transport Corridor built form rules from the suite of commercial zones.
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15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame)

Original Submission No	Submitter	Plan Change	Position	Decision Requested
223.4	David Lough	PC14	Support	
367.17	John Bennett	PC14	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.
582.1	Andrew Hill	PC14	Seek Amendment	<p>Following changes to provisions are requested</p> <ul style="list-style-type: none"> - 32m high limit in CCMU South Frame, 20m step back. - Greater flexibility with how the buildings are leased/used. Ie different forms of retail/office. - Allow for larger much larger office tenancy sizes than the current 450sqm Max, allow for one company to lease many tenancies. Ie a co working space company that might want to lease a 800sqm floor. A easier rule would be max open plan areas of 450sqm. - Allow for up to 70% of building to be commercial activities/services, if residential units are included in the development. - Allow for greater retail size. - For apartments above ground level, allow for only shared outdoor areas, or areas not attached to unit. Ie rooftop garden. - Restrict/reduce balcony sizes for non-ground units. - If building is a mixed development including apartments, not be restricted by setback rules till 20m. - For living area, 3 by 6 meter is far easier to achieve than 4 by 4 meter living area outlined in the changes. Alternatively a min width on the entire residential units of 4meter could also achieve similar results. <p>The street facing area is very narrow in Christchurch, making many sites very hard to</p>

				develop, while meeting fire requirements, enough daylight area and be able to offer reasonable priced housing.
780.24	Josie Schroder	PC14	Support	Retain the rules in 15.13 as notified.
799.11	Benjamin Love	PC14	Support	[Retain provisions that enable mixed uses]
810.15	Regulus Property Investments Limited	PC14	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
810.22	Regulus Property Investments Limited	PC14	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
812.11	James Barbour	PC14	Support	[Retainprovisions that] support the intensification of urban form to provide foradditional development capacity, particularly near the city and commercialcentres
812.20	James Barbour	PC14	Seek Amendment	[Remove any Qualifying Matters and provisionsthat do not support] the intensification of urban form to provide foradditional development capacity

15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame) > 15.13.1 - Activity status tables - Central City Mixed Use Zone (South Frame)

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.85	Christchurch City Council	PC14	Seek Amendment	Insert "human scale" to be shown in bold and strikethrough before the proposed new defined term, which is shown in bold green and underlined.

15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame) > 15.13.1 - Activity status tables - Central City Mixed Use Zone (South Frame) > 15.13.1.1 - Permitted activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
235.10	Geordie Shaw	PC14	Seek Amendment	[That P13.i. the minimum glazing standard allows more flexibility in achieving the intent of the policies]
422.8	Peter Troon	PC14	Seek Amendment	[Reduce] the density of inner city dwellings.
774.2	Dru Hill	PC14	Seek Amendment	Seek amendment to increase the Innovation Precinct to cover Central City South Frame, allow the exclusion of communal spaces from GLFA; and allow for a certain percentage of offices to be larger than 450m ² .

814.224	Carter Group Limited	PC14	Seek Amendment	Delete activity standard (a) from Rule 15.13.1.1 P3,as follows: a. Outside the Health Precinct and/or the InnovationPrecinct: i. Where office activities or commercial services areproposed on a site, individual tenancies shall notexceed 450m ² of GLFA; and ii. The total area used for office activities and/orcommercial services shall not exceed 450m² of GLFAper site, or 450m² of GLFA per 500m² of land area;whichever is greater. This limit may be exceededwhere office activities and/or commercial servicesform part of a mixed use development comprisingresidential activities, in which case the officeactivities and commercial services collectively shallnot exceed 50% of the GLFA of the overalldevelopment.
814.225	Carter Group Limited	PC14	Oppose	Retain the status quo in respect of Rule 15.13.1.1P13.
823.190	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Delete activity standard (a) from Rule 15.13.1.1 P3, as follows: a. Outside the Health Precinct and/or the Innovation Precinct: i. Where office activities or commercial services are proposed on a site, individual tenancies shall not exceed 450m ² of GLFA; and ii. The total area used for office activities and/or commercial services shall not exceed 450m² of GLFA per site, or 450m² of GLFA per 500m² of land area; whichever is greater. This limit may be exceeded where office activities and/or commercial services form part of a mixed use development comprising residential activities, in which case the office activities and commercial services collectively shall not exceed 50% of the GLFA of the overall development.
823.191	The Catholic Diocese of Christchurch	PC14	Oppose	Retain the status quo in respect of Rule 15.13.1.1 P13.

15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame) > 15.13.1 - Activity status tables - Central City Mixed Use Zone (South Frame) > 15.13.1.2 - Controlled activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
669.3	Edward Jolly	PC14	Seek Amendment	Seek amendment to Urban Design Certification Pathway and Mana Whenua engagement method to remove requirement from this rule and include "a new section of the plan...

				that... provide[s] this mechanism... [developed as a separate process by] CCC under its Te Tiriti o Waitangi obligations [with] Mana Whenua to a level negotiated between these parties whom jointly develop associated mechanisms within the plan."
872.3	Oyster Management Limited	PC14	Oppose	Delete Rule 15.13.1.2 C1

15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame) > 15.13.1 - Activity status tables - Central City Mixed Use Zone (South Frame) > 15.13.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
297.34	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
305.17	Vickie Hearnshaw	PC14	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
814.226	Carter Group Limited	PC14	Oppose	Delete proposed new clauses (j)-(m) in Rule 15.13.1.3 RD5.
823.192	The Catholic Diocese of Christchurch	PC14	Oppose	Delete proposed new clauses (j)-(m) in Rule 15.13.1.3 RD5.
834.317	Kāinga Ora – Homes and Communities	PC14	Oppose	15.13.1.3(RD4) Amend the rule by deleting clauses (b) -glazing and (c) – outlook.
834.318	Kāinga Ora – Homes and Communities	PC14	Oppose	15.13.1.3(RD5) Amend the rule by deleting clauses (l) –upper floor setbacks and (m) – glazing.
842.71	Fire and Emergency	PC14	Support	[15.13.1.3 Restricted discretionary activities RD5] Retain as notified.
872.4	Oyster Management Limited	PC14	Oppose	Delete Rule 15.13.1.3 RD1.
872.5	Oyster Management Limited	PC14	Seek Amendment	Amend Rule 15.13.1.3 RD5 as follows: Any activity listed in Rule 15.13.1.1 P1 to P156 and Rule 15.13.1.3 RD1 to RD4 and RD6 that does not meet one or more of the built form standards in Rule 15.13.2, except 15.13.2.1(a)(i)(b), unless otherwise specified.

15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame) > 15.13.1 - Activity status tables - Central City Mixed Use Zone (South Frame) > 15.13.1.4 - Discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
872.6	Oyster Management Limited	PC14	Oppose	Delete Rule 15.13.1.4 D2.

15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame) > 15.13.2 - Built form standards - Central City Mixed Use Zone (South Frame)

Original Submission No	Submitter	Plan Change	Position	Decision Requested
224.19	Atlas Quarter Residents Group (22 owners)	PC14	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
308.11	Tony Pennell	PC14	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.
627.21	Plain and Simple Ltd	PC14	Seek Amendment	[Newstandards for] accessibility and environmentally responsible design, [suchas]: <ul style="list-style-type: none"> • Rain and grey water harvesting / recycling • Composting / incinerating toilets • Alternative energy sources • Green roofs • Porous hardscaping
685.22	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.

15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame) > 15.13.2 - Built form standards - Central City Mixed Use Zone (South Frame) > 15.13.2.1 - Building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
26.9	Rosemary Fraser	PC14	Seek Amendment	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls.

171.6	Paul McNoe	PC14	Seek Amendment	[Reduce permitted building height] That the permitted height limits within the <u>existing</u> District Plan (prior to PC14) are retained to the maximum extent possible
276.29	Steve Burns	PC14	Seek Amendment	Seek maximum height of 5 stories in Christchurch
297.35	Kate Z	PC14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
337.23	Anna Melling	PC14	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.
338.13	Kate Revell	PC14	Seek Amendment	Restrict building heights to a maximum of 22 metres.
339.13	Chris Neame	PC14	Seek Amendment	Restrict maximum height for development to 22 metres
344.15	Luke Baker-Garters	PC14	Oppose	Removal of all central city maximum building height overlays.
378.4	Marina Steinke	PC14	Oppose	Retain the existing height limits for the central city.
422.9	Peter Troon	PC14	Seek Amendment	[Reduce] the height and density of inner city dwellings.
805.3	Waka Kotahi (NZ Transport Agency)	PC14	Seek Amendment	[T]hat the maximum enabled height of 32m (10 storeys) for residential activities should be applied to the City Centre, rather 3 than the current proposed approach with two heights (32m in the immediate surrounds, then 20m thereafter).
814.227	Carter Group Limited	PC14	Seek Amendment	Delete rule 15.13.2.1 as proposed and replace with the following: <u>15.13.2.1 Building height</u> <u>a. The maximum height of any building shall be 32metres.b. Any application arising from this rule shall not belimited or publicly notified.</u>
823.193	The Catholic Diocese of Christchurch	PC14	Oppose	Delete rule 15.13.2.1 as proposed and replace with the following: <u>15.13.2.1 Building height</u> <u>a. The maximum height of any building shall be 32 metres.</u> <u>b. Any application arising from this rule shall not be limited or publicly notified.</u>
834.319	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	15.13.2.1 Delete the rule and replace as follows: <u>The maximum height of all buildings shallbe 32m.</u> Retain clause (b).

870.10	Susanne Antill	PC14	Oppose	Oppose increased height limits of buildings.
872.7	Oyster Management Limited	PC14	Seek Amendment	Retain Standard 15.13.2.1(a)(i)(a) and delete 15.13.2.1(a)(i)(b).
893.11	Susanne and Janice Antill	PC14	Oppose	Oppose increased height limits of buildings.

15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame) > 15.13.2 - Built form standards - Central City Mixed Use Zone (South Frame) > 15.13.2.2 - Flexibility in building design for future uses

Original Submission No	Submitter	Plan Change	Position	Decision Requested
762.37	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[Increase measurement] from 3.5m to a minimum between 4.2 & 4.5m [This rule is not to be changed under PC14],

15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame) > 15.13.2 - Built form standards - Central City Mixed Use Zone (South Frame) > 15.13.2.3 - Sunlight and outlook

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.61	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
276.20	Steve Burns	PC14	Support	[Retain sunlight access provisions]
337.24	Anna Melling	PC14	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.

15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame) > 15.13.2 - Built form standards - Central City Mixed Use Zone (South Frame) > 15.13.2.4 - Street scene, landscaping and open space

Original Submission No	Submitter	Plan Change	Position	Decision Requested
571.25	James Harwood	PC14	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
615.20	Analijia Thomas	PC14	Support	Seek that the council retains the tree canopy requirement and contributions plan.
751.92	Christchurch City Council	PC14	Seek Amendment	Insert "maturity" shown as bold strikethrough before the proposed new defined term shown in bold green and underlined

834.320	Kāinga Ora – Homes and Communities	PC14	Oppose	15.13.2.4(f) 'Street scene, landscaping and trees' Amend the rule by deleting the PC14 amendments and retaining the Operative Plan rule wording.
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15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame) > 15.13.2 - Built form standards - Central City Mixed Use Zone (South Frame) > 15.13.2.8 - Minimum number of floors

Original Submission No	Submitter	Plan Change	Position	Decision Requested
762.34	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[A]dd a minimum height restriction to aid in producing larger scale buildings within the city centre zone and restrict the development of unfittingly small-scale developments
814.229	Carter Group Limited	PC14	Oppose	Oppose 15.13.2.8. Retain the status quo.
823.194	The Catholic Diocese of Christchurch	PC14	Oppose	Retain the status quo in respect of Rule 15.13.2.10.

15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame) > 15.13.2 - Built form standards - Central City Mixed Use Zone (South Frame) > 15.13.2.9 - Water supply for fire fighting

Original Submission No	Submitter	Plan Change	Position	Decision Requested
842.72	Fire and Emergency	PC14	Seek Amendment	Amend 15.13.2.9-Water supply for fire fighting as follows: ... Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission Fire and Emergency New Zealand (absent its written approval).

15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame) > 15.13.2 - Built form standards - Central City Mixed Use Zone (South Frame) > 15.13.2.10 - Building tower setbacks

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.13	Christchurch City Council	PC14	Seek Amendment	[Clarify] that the building base [is] the part of the building below the base height (either 17m or 28m) and that the tower would be the part above it.
814.228	Carter Group Limited	PC14	Oppose	Oppose 15.13.2.10. Seek that this be deleted.
823.195	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Rule 15.12.2.10 in its entirety.
834.321	Kāinga Ora – Homes and Communities	PC14	Oppose	15.13.2.10 – Building Tower Setbacks - delete rules

15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame) > 15.13.2 - Built form standards - Central City Mixed Use Zone (South Frame) > 15.13.2.11 - Building tower site coverage

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.14	Christchurch City Council	PC14	Seek Amendment	[Clarify] that the building base [is] the part of the building below the base height (either 17m or 28m) and that the tower would be the part above it.
814.230	Carter Group Limited	PC14	Oppose	Oppose 15.13.2.11. Seek that this is deleted.
823.196	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Rule 15.12.2.11 in its entirety.
834.322	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete 15.13.2.11 – tower coverage

15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame) > 15.13.2 - Built form standards - Central City Mixed Use Zone (South Frame) > 15.13.2.12 - Glazing

Original Submission No	Submitter	Plan Change	Position	Decision Requested
235.11	Geordie Shaw	PC14	Seek Amendment	[That the minimum glazing standard allows more flexibility in achieving the intent of the policies]
814.231	Carter Group Limited	PC14	Oppose	Oppose 15.13.2.12. Seek that this is deleted.
823.197	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Rule 15.12.2.12 in its entirety.
834.323	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete Rule 15.13.2.12

15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.1 - Urban design

Original Submission No	Submitter	Plan Change	Position	Decision Requested
669.2	Edward Jolly	PC14	Seek Amendment	Seek amendment to Urban Design Certification Pathway and Mana Whenua engagement method to remove requirement from this rule and include "a new section of the plan... that... provide[s] this mechanism... [developed as a separate process by] CCC under its Te Tiriti o Waitangi obligations [with] Mana Whenua to a level negotiated between these parties whom jointly develop associated mechanisms within the plan."

15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.2 - Matters of discretion for activity specific standards > 15.14.2.3 - Residential activity

Original Submission No	Submitter	Plan Change	Position	Decision Requested
212.18	The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)	PC14	Support	Retain as notified

15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.2 - Matters of discretion for activity specific standards > 15.14.2.6 - City Centre and Central City Mixed Use Zones urban design

Original Submission No	Submitter	Plan Change	Position	Decision Requested
305.14	Vickie Hearnshaw	PC14	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
657.1	Clair Higginson	PC14	Seek Amendment	<p>Add new point (viii) to 15.13.14.2.6 Commercial Central City Business City Centre and Central City Mixed Use Zones urban design:</p> <p>Whether the increased height, or reduced setbacks, or recession plane intrusion would result in that do not compromise the amenity of adjacent properties planned urban built, taking into account the following matters of discretion apply:</p> <ul style="list-style-type: none"> i. Building bulk and dominance effects on surrounding neighbours; ii. Privacy and shading effects on surrounding neighbours, including on habitable rooms or outdoor living spaces
768.5	Mark Darbyshire	PC14	Seek Amendment	Seeks that 15.14.2.6 is amended to incorporated matters of discretion similar to those in 14.15.3.a or 14.15.3.c (regarding sensitive urban design principles and building dominance effects).

15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.2 - Matters of discretion for activity specific standards > 15.14.2.11 - Urban Design in the Central City Mixed Use Zone (South Frame)

Original Submission No	Submitter	Plan Change	Position	Decision Requested
305.15	Vickie Hearnshaw	PC14	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]

15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.2 - Matters of discretion for activity specific standards > 15.14.2.14 - Retirement villages

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.62	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
305.16	Vickie Hearnshaw	PC14	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]

15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.3 - Matters of discretion for built form standards > 15.14.3.1 - Maximum building height

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.232	Carter Group Limited	PC14	Seek Amendment	Retain the status quo in respect of Rule 15.14.3.1 (and delete the proposed assessment matters in clause (b) in their entirety).
823.198	The Catholic Diocese of Christchurch	PC14	Oppose	Retain the status quo in respect of Rule 15.14.3.1 (and delete the proposed assessment matters in clause (b) in their entirety).
834.324	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete clause (b), with the exception of clause (v) (subject to the below amendment): <u>v. The individual or cumulative effects of shading, visual bulk and dominance, and reflected heat from glass on sites in adjoining residential zones or on the character, quality and use of public open space and in particular the Ōtākaro Avon River corridor, Earthquake Memorial, Victoria Square and Cathedral Square;</u>

15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.3 - Matters of discretion for built form standards > 15.14.3.4 - Sunlight and outlook at boundary with a residential zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.63	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.3 - Matters of discretion for built form standards > 15.14.3.10 - Minimum building setback from the railway corridor

Original Submission No	Submitter	Plan Change	Position	Decision Requested		
829.21	Kiwi Rail	PC14	Seek Amendment	<p>Amend 15.14.3.10 as follows:</p> <table border="1" data-bbox="871 657 1984 901"> <tr> <td>15.14.3 Matters of discretion for built form standards</td> <td> <p>15.14.3.10 Minimum building setback from the railway corridor</p> <p>a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor, <u>while providing for the safe and efficient operation of the rail network.</u></p> </td> </tr> </table>	15.14.3 Matters of discretion for built form standards	<p>15.14.3.10 Minimum building setback from the railway corridor</p> <p>a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor, <u>while providing for the safe and efficient operation of the rail network.</u></p>
15.14.3 Matters of discretion for built form standards	<p>15.14.3.10 Minimum building setback from the railway corridor</p> <p>a. Whether the reduced setback from the rail corridor will enable buildings to be maintained without requiring access above, over, or on the rail corridor, <u>while providing for the safe and efficient operation of the rail network.</u></p>					

15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.3 - Matters of discretion for built form standards > 15.14.3.24 - Minimum setback from the boundary with a residential zone or from an internal boundary

Original Submission No	Submitter	Plan Change	Position	Decision Requested
205.9	Addington Neighbourhood Association	PC14	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.

15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.3 - Matters of discretion for built form standards > 15.14.3.35 - Upper floor setbacks, tower dimension and site coverage in the central city

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.233	Carter Group Limited	PC14	Oppose	Delete Rule 15.14.3.35 in its entirety.
823.199	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Rule 15.14.3.35 in its entirety.
834.325	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the following assessment matters:15.14.3.35 – upper floor setbacks

15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.3 - Matters of discretion for built form standards > 15.14.3.36 - Building height in the Central City Mixed Use Zones

Original Submission No	Submitter	Plan Change	Position	Decision Requested
205.10	Addington Neighbourhood Association	PC14	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.
814.234	Carter Group Limited	PC14	Oppose	Delete Rule 15.14.3.36 in its entirety
823.200	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Rule 15.14.3.36 in its entirety.
834.326	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete assessment matters 15.14.3.36 – height in Central City MixedUse Zone

15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.3 - Matters of discretion for built form standards > 15.14.3.37 - Glazing

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.235	Carter Group Limited	PC14	Oppose	Delete Rule 15.14.3.37 in its entirety.
823.201	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Rule 15.14.3.37 in its entirety.
834.327	Kāinga Ora – Homes and Communities	PC14	Oppose	15.14.3.37 Glazing - delete assessment matters

15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.3 - Matters of discretion for built form standards > 15.14.3.38 - Outlook Spaces

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.236	Carter Group Limited	PC14	Oppose	Delete Rule 15.14.3.38 in its entirety.
823.211	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Rule 15.14.3.38 in its entirety.
834.328	Kāinga Ora – Homes and Communities	PC14	Oppose	15.14.3.38 Outdoor Spaces - delete the following assessment matters

15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.3 - Matters of discretion for built form standards > 15.14.3.39 - Wind

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.237	Carter Group Limited	PC14	Oppose	Delete Rule 15.14.3.39 in its entirety
823.210	The Catholic Diocese of Christchurch	PC14	Oppose	Delete Rule 15.14.3.39 in its entirety.
834.329	Kāinga Ora – Homes and Communities	PC14	Oppose	15.14.3.39 Wind - delete the following assessment matters

15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.3 - Matters of discretion for built form standards > 15.14.3.40 - Comprehensive residential development in the Mixed Use Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
760.23	ChristchurchNZ	PC14	Seek Amendment	<ul style="list-style-type: none"> Amend (i)(O) to read: The extent to which alternative forms of housing models and/or a range Amend (i)(P) to read: “The extent to which accessible residential units including apartments, are provided.... <p>[Retain the remainder of the provisions as notified]</p>
834.287	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large scale redevelopment. Remove statutory impediments in Appendix 15.15.12 – Sydenham and Appendix 15.15.13 requiring ‘Greenways’ and ‘Shared Pedestrian / Cycleways’ and seek to facilitate through more appropriate means – such as negotiated purchase.
834.330	Kāinga Ora – Homes and Communities	PC14	Oppose	15.14.3.40 – Comprehensive Residential Development in the Mixed Use Zones - Delete assessment matters

15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.4 - Matters of discretion for area-specific standards > 15.14.4.3 - Area-specific rules - Matters of discretion - Town Centre Zone (North Halswell) Outline Development Plan area > 15.14.4.3.2 - Commercial layout

Original Submission No	Submitter	Plan Change	Position	Decision Requested
118.4	Spreydon Lodge Limited	PC14	Seek Amendment	Delete Matters of Discretion Rule 15.1314.4.3.2(a)(i) 'Commercial layout' as it references the requirement to have a critical mass of activity centred upon the Main Street as follows: 15.1314.4.3.2 Commercial layout. The extent to which development: i. ensures a critical mass of activity is centred upon the open air Main Street including an appropriate balance of large format retail activity and concentration of finer grain commercial activities; ii. supports a retail mix (large format and finer grain retailing) which ensures the centre meets its role as a District Town Centre and Key Activity Centre and meets the needs of the catchment population; and ii iii. functions operationally and visually as an integrated commercial entity

15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.4 - Matters of discretion for area-specific standards > 15.14.4.3 - Area-specific rules - Matters of discretion - Town Centre Zone (North Halswell) Outline Development Plan area > 15.14.4.3.4 - Transport

Original Submission No	Submitter	Plan Change	Position	Decision Requested
118.5	Spreydon Lodge Limited	PC14	Seek Amendment	Delete Matters of Discretion Rule 15.1314.4.3.4(a)(i-iii) 'Transport' as it references the main street, public transport interchange and carparking area as follows: 15.1314.4.3.4 Transport a) The extent to which development: i. provides for an easily accessible, readily visible public transport interchange located centrally within the commercial core of the Key Activity Centre; ii. provides car parking areas as shared spaces, available for shared use, which does not visually or physically dominate the area; i iii. provides for pedestrian priority within the retail core, particularly in respect to the open air main street environment; ...

15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.4 - Matters of discretion for area-specific standards > 15.14.4.3 - Area-specific rules - Matters of discretion - Town Centre Zone (North Halswell) Outline Development Plan area > 15.14.4.3.5 - Civic Square

Original Submission No	Submitter	Plan Change	Position	Decision Requested
118.6	Spreydon Lodge Limited	PC14	Seek Amendment	Delete Matters of Discretion Rule 15.1314.4.3.5 'Civic Square' as it refers to the civic square as illustrated within the ODP for North Halswell.15.1314.4.3.5 Civic Square. The extent to which development: i. connects the civic square and the Main Street, both visually and physically; ii. provides for a civic square of a sufficient size to allow for a range of community activities, events and interaction; and iii. provides a high quality civic square laid out and designed in a manner that achieves a high quality and safe, open space environment.

15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.5 - Matters of control and discretion for other matters > 15.14.5.2 - Buildings at 136 Barbadoes Street

Original Submission No	Submitter	Plan Change	Position	Decision Requested
814.238	Carter Group Limited	PC14	Seek Amendment	Amend Rule 15.14.5.2 as follows: 15.14.5.2 <u>The Building of a new Catholic Cathedral Buildings at 136 Barbadoes Street</u> a. The extent to which the building of a new <u>Catholic Cathedral within the city block bounded by Colombo / Armagh / Manchester Streets and Oxford Terrace ...</u>
823.202	The Catholic Diocese of Christchurch	PC14	Support	Retain as notified, noting some consequential amendments might be required to the rule title given other submission points sought.

15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.5 - Matters of control and discretion for other matters > 15.14.5.3 - City Spine Transport Corridor

Original Submission No	Submitter	Plan Change	Position	Decision Requested
805.16	Waka Kotahi (NZ Transport Agency)	PC14	Oppose	Delete the City Spine Transport Corridor Qualifying Matter.
834.104	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the Key Transport Corridors – City Spine Qualifying Matter and all associated provisions.

834.331	Kāinga Ora – Homes and Communities	PC14	Oppose	15.14.5.3 City Spine Transport Corridor - delete assessment matters
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15 - Commercial > 15.15 - Appendices

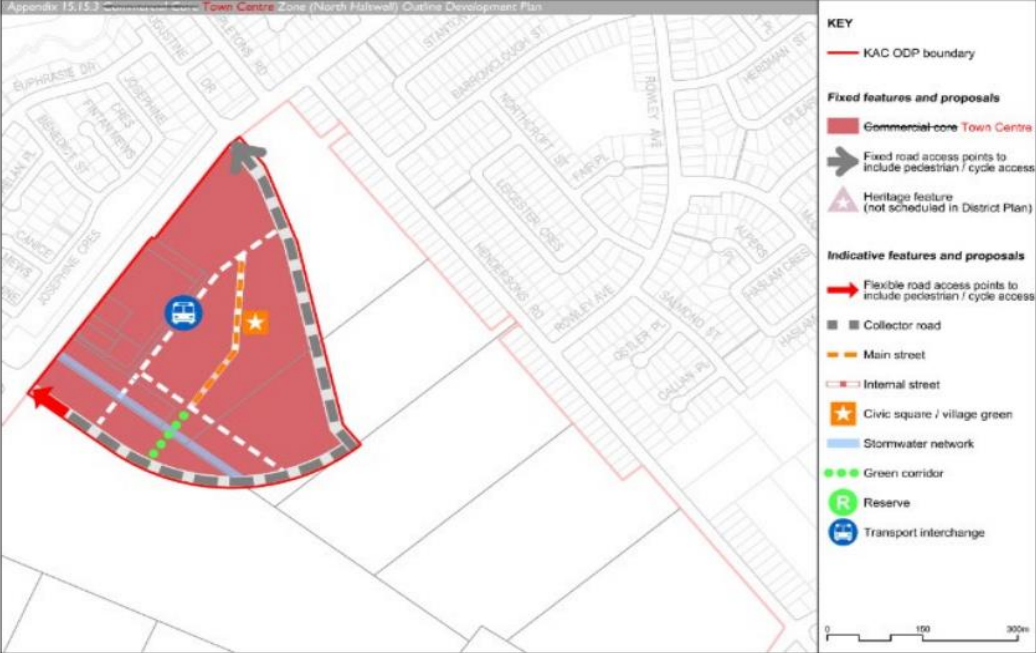
Original Submission No	Submitter	Plan Change	Position	Decision Requested
834.289	Kāinga Ora – Homes and Communities	PC14	Oppose	Appendix 15.15.12 –Sydenham and Appendix15.15.13. Appendix 15.15.14 Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large scale redevelopment. Remove statutory impediments in Appendix 15.15.12 – Sydenham and Appendix 15.15.13 requiring ‘Greenways’ and ‘Shared Pedestrian / Cycleways’ and seek to facilitate through more appropriate means – such as negotiated purchase.

15 - Commercial > 15.15 - Appendices > 15.15.1 - Appendix - Town Centre Zone (Belfast/Northwood) Outline Development Plan

Original Submission No	Submitter	Plan Change	Position	Decision Requested
749.3	Ryman Healthcare Limited	PC14	Oppose	[S]eeks the removal of the Town Centre Zone (Belfast Northwood) Outline Development Plan (Appendix 15.15.1) (ODP), and the associated policy and rules.
834.36	Kāinga Ora – Homes and Communities	PC14	Oppose	Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety.
834.109	Kāinga Ora – Homes and Communities	PC14	Not Stated	

15 - Commercial > 15.15 - Appendices > 15.15.3 - Appendix - Town Centre Zone (North Halswell) Outline Development Plan

Original Submission No	Submitter	Plan Change	Position	Decision Requested
118.1	Spreydon Lodge Limited	PC14	Oppose	Delete the main street, civic square/village green and green corridor from the ODP for North Halswell (contained at Appendix 15.15.3 Town Centre Zone (North Halswell) ODP).

118.7	Spreydon Lodge Limited	PC14	Seek Amendment	<p>Opposes the inclusion of the transport interchange, main street, civic square/village green and green corridor as illustrated within the ODP for North Halswell (contained at Appendix 15.15.3) and seek to have them removed (Figure 1).</p> 
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15 - Commercial > 15.15 - Appendices > 15.15.7 - Appendix - Design guidelines – Akaroa Commercial Banks Peninsula Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
1058.4	Christchurch City Council	PC13	Seek Amendment	In App 15.15.7, c.iv. Replace 'Design and Appearance Committee' with 'Design Review Panel'.

15 - Commercial > 15.15 - Appendices > 15.15.10 - Appendix - Mixed Use Zones

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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760.20	ChristchurchNZ	PC14	Seek Amendment	Amend Appendix to: <ul style="list-style-type: none"> • show zoning consistent with the planning maps. • add labels for the new MUZ areas e.g. Sydenham and Waltham • add a label 'Main South Road'
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15 - Commercial > 15.15 - Appendices > 15.15.11 - Appendix - Commercial Core Zone (North-West Belfast) Outline Development Plan

Original Submission No	Submitter	Plan Change	Position	Decision Requested
917.5	Belfast Village Centre Limited	PC14	Seek Amendment	Amend Appendix 15.15.11 – Town Centre Zone (North-West Belfast) Outline Development Plan to extend the North-West Belfast Commercial Centre across land at 40B Johns Road.

15 - Commercial > 15.15 - Appendices > 15.15.12 - Appendix - Comprehensive Housing Development Plan - Sydenham

Original Submission No	Submitter	Plan Change	Position	Decision Requested
751.86	Christchurch City Council	PC14	Seek Amendment	Add "Sites subject to" to the key of Appendix 15.15.12 3 so it reads "Sites subject to shared pedestrian/cycleway 8m wide connection" and "Sites subject to greenway 12m wide connection".
760.21	ChristchurchNZ	PC14	Seek Amendment	Amend to: <ul style="list-style-type: none"> • add a requirement for a future transport connection to connect Kent Street to Disraeli and Burke Streets. • Consider the potential for further connections either as part of this process or subsequently.

15 - Commercial > 15.15 - Appendices > 15.15.13 - Appendix - Comprehensive Housing Precinct Development Plan – Lancaster Park

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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751.87	Christchurch City Council	PC14	Seek Amendment	Add "Sites subject to' to the key of Appendix 15.15.13 so it reads "Sites subject to shared pedestrian/cycleway 8m wide connection" and "Sites subject to greenway 12m wide connection".
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15 - Commercial > 15.15 - Appendices > 15.15.14 - Appendix - Comprehensive Housing Precinct Bulk and Built Form Standards Diagram

Original Submission No	Submitter	Plan Change	Position	Decision Requested
760.22	ChristchurchNZ	PC14	Seek Amendment	Amend to include reference to 'greenway' as well as 'street' to clarify that the built form standards apply to a greenway in the same way that they would if it was a street.

16 - Industrial

Original Submission No	Submitter	Plan Change	Position	Decision Requested
445.5	Alison Dockery	PC14	Oppose	Oppose the concentration of high polluting industries in one area.
481.4	Cindy Gibb	PC14	Seek Amendment	Limit the height of any building in Christchurch to a maximum of 4 storeys.

16 - Industrial > 16.2 - Objectives and policies > 16.2.2 - Objective - Brownfield redevelopment

Original Submission No	Submitter	Plan Change	Position	Decision Requested
689.71	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Objective as notified]
904.3	880 Main North Road Limited	PC14	Seek Amendment	Amend policy 16.2.2(a) (iv) to recognise an additional Brownfield Development site at 874-880 Main Road, North Belfast.

16 - Industrial > 16.2 - Objectives and policies > 16.2.2 - Objective - Brownfield redevelopment > 16.2.2.2 - Policy - Brownfield redevelopment

Original Submission No	Submitter	Plan Change	Position	Decision Requested
242.14	Property Council New Zealand	PC14	Support	Support the proposed amendments that seek to introduce Brownfield Overlay

				in the Industrial General Zone for land close to identified commercial centres that enables residential and mixed-use development.
663.2	Williams Corporation Limited	PC14	Seek Amendment	Seeks amendments to Policy 16.2.2.2(i) to read as any redevelopment will not give rise to significant reverse sensitivity effects on existing industrial activities
689.72	Environment Canterbury / Canterbury Regional Council	PC14	Support	[Retain Policy as notified]
904.2	880 Main North Road Limited	PC14	Seek Amendment	Amend policy 16.2.2.2(b) to recognise an additional Brownfield Development site at 874-880 Main Road, North Belfast.

16 - Industrial > 16.4 - Rules - Industrial General Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
248.3	Annex Developments	PC14	Support	Support rezoning the Tannery site at Garlands Road from Industrial General to Mixed Use Zone'
821.1	Athena Enterprises Limited and Josephine Enterprises Limited	PC14	Seek Amendment	[Seeks that the] properties at 9, 9A and 9B Sheffield Crescent (the site) [be rezoned to a commercial zone].

16 - Industrial > 16.4 - Rules - Industrial General Zone > 16.4.1 - Activity status tables - Industrial General Zone > 16.4.1.5 - Non-complying activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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854.20	Orion New Zealand Limited (Orion)	PC14	Seek Amendment	<p>Industrial General Zone</p> <p>Rule 16.4.1.5 on-complying activities</p> <p>Add an additional clauses to 'NC1' and amend clause 'd' as follows:</p> <p><u>X Sensitive activities within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line.</u></p> <p>d. Conductive Ffences within 5 metres of a 66kV National Grid transmission line support structure foundation or 5 metres of a 66kV electricity distribution support structure foundation or, 33kV, 11kV, 400V or 230V electricity distribution line support structure foundation.</p>
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16 - Industrial > 16.4 - Rules - Industrial General Zone > 16.4.2 - Built form standards - Industrial General Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
308.12	Tony Pennell	PC14	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.
685.23	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.

16 - Industrial > 16.4 - Rules - Industrial General Zone > 16.4.2 - Built form standards - Industrial General Zone > 16.4.2.1 - Maximum height for buildings

Original Submission No	Submitter	Plan Change	Position	Decision Requested
224.20	Atlas Quarter Residents Group (22 owners)	PC14	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible
737.19	Christian Jordan	PC14	Seek Amendment	Seeks a height restriction of 8m for 20m along a residential boundary.

16 - Industrial > 16.4 - Rules - Industrial General Zone > 16.4.2 - Built form standards - Industrial General Zone > 16.4.2.4 - Sunlight and outlook at boundary with a residential zone and road

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.64	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
737.13	Christian Jordan	PC14	Seek Amendment	Seeks that the recession plane that applies to the industrial side of any industrial/residential boundary should comply with residential zone recession planes.

16 - Industrial > 16.4 - Rules - Industrial General Zone > 16.4.2 - Built form standards - Industrial General Zone > 16.4.2.6 - Landscaped areas

Original Submission No	Submitter	Plan Change	Position	Decision Requested
737.14	Christian Jordan	PC14	Seek Amendment	Seeks that where any industrial building is located within 10m of a residential boundary a landscaping strip with trees and planting at least 3m wide should be included on the industrial site.

16 - Industrial > 16.5 - Rules - Industrial Heavy Zone > 16.5.2 - Built form standards - Industrial Heavy Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
308.13	Tony Pennell	PC14	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.
685.24	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.

16 - Industrial > 16.5 - Rules - Industrial Heavy Zone > 16.5.2 - Built form standards - Industrial Heavy Zone > 16.5.2.1 - Maximum height for buildings

Original Submission No	Submitter	Plan Change	Position	Decision Requested
224.21	Atlas Quarter Residents Group (22 owners)	PC14	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
737.20	Christian Jordan	PC14	Seek Amendment	Seeks a height restriction of 8m for 20m along a residential boundary.

16 - Industrial > 16.5 - Rules - Industrial Heavy Zone > 16.5.2 - Built form standards - Industrial Heavy Zone > 16.5.2.4 - Sunlight and outlook at boundary with a residential zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.65	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
737.15	Christian Jordan	PC14	Seek Amendment	Seeks that the recession plane that applies to the industrial side of any industrial/residential boundary should comply with residential zone recession planes.

16 - Industrial > 16.5 - Rules - Industrial Heavy Zone > 16.5.2 - Built form standards - Industrial Heavy Zone > 16.5.2.6 - Landscaped areas

Original Submission No	Submitter	Plan Change	Position	Decision Requested
737.17	Christian Jordan	PC14	Seek Amendment	Seeks that where any industrial building is located within 10m of a residential boundary a landscaping strip with trees and planting at least 3m wide should be included on the industrial site.

16 - Industrial > 16.6 - Rules - Industrial Park Zone > 16.6.1 - Activity status tables - Industrial Park Zone > 16.6.1.5 - Non complying activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
854.21	Orion New Zealand Limited (Orion)	PC14	Seek Amendment	<p>Industrial Park Zone Rule 16.6.1.5</p> <p>Add an additional clause to 'NC3' and amend clause 'd' as follows:</p> <p><u>X Sensitive activities within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line.</u></p> <p>d. <u>Conductive Fences</u> within 5 metres of a 66kV <u>electricity distribution support structure foundation or, 33kV, 11kV, 400V or 230V</u> electricity distribution line support structure foundation.</p>

16 - Industrial > 16.6 - Rules - Industrial Park Zone > 16.6.2 - Built form standards - Industrial Park Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
308.14	Tony Pennell	PC14	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.

685.25	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.
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16 - Industrial > 16.6 - Rules - Industrial Park Zone > 16.6.2 - Built form standards - Industrial Park Zone > 16.6.2.1 - Maximum height for buildings, fences and screening structures

Original Submission No	Submitter	Plan Change	Position	Decision Requested
224.22	Atlas Quarter Residents Group (22 owners)	PC14	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible
737.21	Christian Jordan	PC14	Seek Amendment	Seeks a height restriction of 8m for 20m along a residential boundary.

16 - Industrial > 16.6 - Rules - Industrial Park Zone > 16.6.2 - Built form standards - Industrial Park Zone > 16.6.2.5 - Sunlight and outlook at boundary with a residential zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.66	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.
737.16	Christian Jordan	PC14	Seek Amendment	Seeks that the recession plane that applies to the industrial side of any industrial/residential boundary should comply with residential zone recession planes.

16 - Industrial > 16.6 - Rules - Industrial Park Zone > 16.6.2 - Built form standards - Industrial Park Zone > 16.6.2.7 - Landscaped areas

Original Submission No	Submitter	Plan Change	Position	Decision Requested
737.18	Christian Jordan	PC14	Seek Amendment	Seeks that where any industrial building is located within 10m of a residential boundary a landscaping strip with trees and planting at least 3m wide should be included on the industrial site.

16 - Industrial > 16.6 - Rules - Industrial Park Zone > 16.6.3 - Area Specific Rules - Industrial Park Zone (Tait Campus) > 16.6.3.2 - Area-specific built form standards - Industrial Park Zone (Tait Campus) > 16.6.3.2.2 - Landscaped areas

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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751.93	Christchurch City Council	PC14	Seek Amendment	Insert "maturity" shown as bold strikethrough before the proposed new defined term shown in bold green and underlined
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16 - Industrial > 16.6 - Rules - Industrial Park Zone > 16.6.4 - Area Specific Rules - Industrial Park Zone (Awatea) > 16.6.4.2 - Area-specific built form standards - Industrial Park Zone (Awatea) > 16.6.4.2.1 - Minimum building setback from road boundaries

Original Submission No	Submitter	Plan Change	Position	Decision Requested
2.1	Greg Olive	PC14	Support	(a) Maintain road setback rule 16.6.4.2.1

16 - Industrial > 16.6 - Rules - Industrial Park Zone > 16.6.5 - Area Specific Rules - Industrial Park Zone (Wairakei Road) > 16.6.5.2 - Area-specific built form standards - Industrial Park Zone (Wairakei Road) > 16.6.5.2.5 - Boundary with residential properties within the zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.67	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

16 - Industrial > 16.6 - Rules - Industrial Park Zone > 16.6.6 - Area Specific Rules - Industrial Park Zone (Memorial Avenue) > 16.6.6.2 - Area-specific built form standards - Industrial Park Zone (Memorial Avenue) > 16.6.6.2.3 - Sunlight and outlook at boundary with residential properties and guest accommodation within the Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.68	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

16 - Industrial > 16.7 - Rules - Matters of discretion > 16.7.1 - Matters of discretion for built form standards > 16.7.1.5 - Sunlight and outlook at boundary with a residential zone, residential property and road

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.69	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

16 - Industrial > 16.8 - Appendices > 16.8.10 - Industrial Park Zone (Awatea) Outline Development Plan

Original Submission No	Submitter	Plan Change	Position	Decision Requested
2.2	Greg Olive	PC14	Support	(b) Maintain Special interface Area in accordance with Appendix 16.8.10i as identified in the Operative District Plan.

17 - Rural > 17.5 - Rules - Rural Urban Fringe Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
593.4	Cashmere Park Ltd, Hartward Investment Trust and Robert Brown	PC14	Seek Amendment	Rezone land at: 126 Sparks Road (Lot 1 DP 412488) - Rural Urban Fringe to Medium Density 17 Northaw Street (Lot 2 DP 412488) - Rural Urban Fringe to Medium Density 36 Leistrella Road (Lot 3 DP 412488) - Rural Urban Fringe and Residential New Neighbourhood to Medium Density 240 Cashmere Road (Lot 23 DP 3217) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density 236 Cashmere Road (RS 41613) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density 200 Cashmere Road (Lot 1 DP 547021) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density As show on Planning Map 45

17 - Rural > 17.8 - Rules - Rural Quarry Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
445.8	Alison Dockery	PC14	Seek Amendment	Oppose quarry activities with 10km of residential activities or schools.

17 - Rural > 17.9 - Rules - Rural Quarry Templeton Zone

Original Submission No	Submitter	Plan Change	Position	Decision Requested
445.9	Alison Dockery	PC14	Seek Amendment	Oppose quarry activities with 10km of residential activities or schools.

18 - Open Space

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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492.2	Hamish Paice	PC14	Seek Amendment	No specific amendments, but more public green space please!
493.3	Tasha Tan	PC14	Seek Amendment	Decision Sought: More public green spaces allocated within areas zoned for mixed use development.
834.33	Kāinga Ora – Homes and Communities	PC14	Oppose	18.4-18.96.1A[sic] Qualifying matters. Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety.

18 - Open Space > 18.2 - Objectives and Policies > 18.2.1 - Objectives > 18.2.1.1 - Objective - Provision of open spaces and recreation facilities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
288.6	Waipapa Papanui-Innes-Central Community Board	PC14	Not Stated	The Board having reviewed maps of the Board area considers there are some need for additional greenspace, particularly around St Albans.

18 - Open Space > 18.4 - Rules - Open Space Community Parks Zone > 18.4.2 - Built form standards - Open Space Community Parks Zone > 18.4.2.5 - Recession planes

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.70	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

18 - Open Space > 18.5 - Rules - Open Space Metropolitan Facilities Zone > 18.5.2 - Built form standards - Open Space Metropolitan Facilities Zone > 18.5.2.5 - Recession planes

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.71	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

18 - Open Space > 18.5 - Rules - Open Space Metropolitan Facilities Zone > 18.5.4 - Area-specific rules - Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium) > 18.5.4.2 - Area-specific built form standards – Open Space Metropolitan Facilities Zone (Temporary Christchurch Stadium) > 18.5.4.2.4 - Recession planes

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.72	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

18 - Open Space > 18.7 - Rules - Open Space Natural Zone > 18.7.1 - Activity status tables - Open Space Natural Zone > 18.7.1.3 - Restricted discretionary activities

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.73	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

18 - Open Space > 18.7 - Rules - Open Space Natural Zone > 18.7.2 - Built form standards - Open Space Natural Zone > 18.7.2.4 - Recession planes

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.74	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

18 - Open Space > 18.8 - Rules - Open Space Water and Margins Zone and Avon River Precinct/Te Papa Otakaro Zone > 18.8.2 - Built form standards - Open Space Water and Margins Zone and Avon River Precinct/Te Papa Otakaro Zone > 18.8.2.4 - Recession planes

Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.75	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

18 - Open Space > 18.10 - Matters of discretion > 18.10.18 - Recession planes

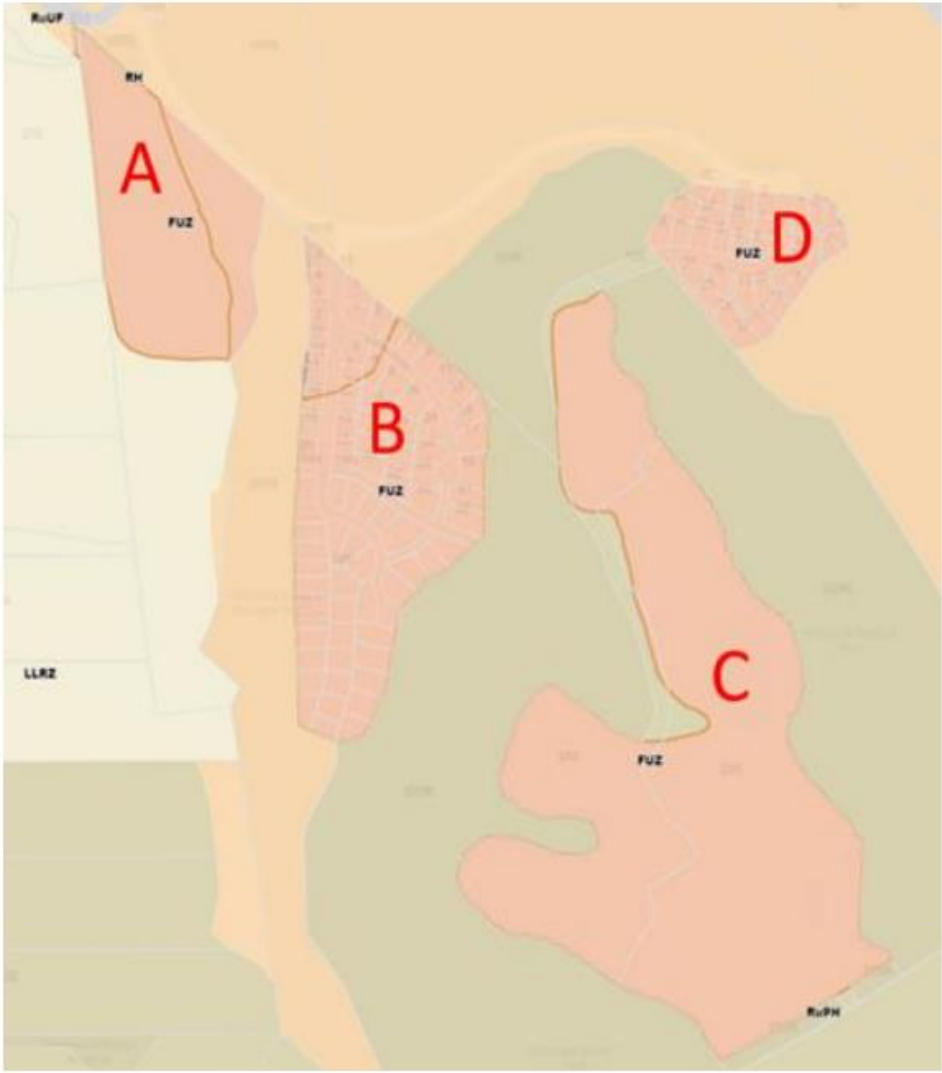
Original Submission No	Submitter	Plan Change	Position	Decision Requested
63.76	Kathleen Crisley	PC14	Support	Retain provisions in relation to recession planes in final plan decision.

19 - Planning Maps

Original Submission No	Submitter	Plan Change	Position	Decision Requested
2.4	Greg Olive	PC14	Seek Amendment	Delete Qualifying Matter Open Space/ Waterbody from 65 and 67 Richmond Avenue.
4.3	Ngāi Tahu Property	PC14	Seek Amendment	Rezone the site at 35 Steadman Road, Karamu (Lot 2 Deposited Plan 541604) from Medium Residential Zone to be Future Urban Zone.
19.2	Patricia Dench	PC14	Seek Amendment	Fairview Street should be within a Residential Character Area.
28.4	Alastair Grigg	PC14	Seek Amendment	[Consider applying the Qualifying Matter Waste Water Constraint in the Merivale Area].
43.1	Rhys Davidson	PC14	Support	Support inclusion of Ryan Street in a Residential Character Area.
84.1	Alice Mckenzie	PC14	Oppose	That the Deans Avenue Precinct remains a Medium Residential Zone.
96.1	Elizabeth Sawers	PC14	Oppose	Remove proposed High Density Residential Zone area in the Bush Inn/Church Corner area.

121.2	Cameron Matthews	PC14	Seek Amendment	<ul style="list-style-type: none"> • Remove (or substantially revise, as per attached submission) specific Qualifying Matters: • Sunlight Access • Residential Character Area • Airport Noise Contour • Riccarton Bush Interface • Low Public Transport Accessibility Area <p>Remove the low-density zones/precincts and re-zone affected sites such that they are consistent with MDRS and NPS-UD:</p> <ul style="list-style-type: none"> • Residential Suburban zone • Residential Hills Zone • Residential Hills Precinct • Residential Mixed Density Precinct - Redmund Spur <p>Promote specific centres to at least Local Centre (Medium) and rezone adjacent/nearby blocks with at least MRZ + Local Centre Intensification Precinct, or HRZ, or equivalent:</p> <ul style="list-style-type: none"> • Addington • Lyttelton • Sumner • Sydenham South • Wigram <p>Further up-zone areas, to for example HRZ or MUZ within:</p> <ul style="list-style-type: none"> • Walkable catchment of all Core Bus Routes • Some buffer zone of all Major Cycle Routes • Walkable catchment of Addington railway station, and other rail-adjacent suburbs such as Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley, and Lyttelton.
244.7	Harvey Armstrong	PC14	Seek Amendment	Remove ONL from 75 Aldersons Ave.
252.1	Phil Ainsworth	PC14	Seek Amendment	[Do not have Medium and High Density Residential Zones in Hornby]

435.6	Madeleine Thompson	PC14	Seek Amendment	Focus the development on the rebuild of housing in the green zone and further out of the city centre.
445.7	Alison Dockery	PC14	Oppose	Oppose the zoning of fertile land as development areas.
455.4	Nick Scott	PC14	Support	[Retain all residential zones as proposed]
493.2	Tasha Tan	PC14	Support	Support mixed use zoning between Moorhouse Ave and Rrougham Street.
562.12	Rob McNeur	PC14	Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
567.11	Mark Mayo	PC14	Support	[Supports] high-density housing near the city and commercial centres.
615.25	Analija Thomas	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
723.6	Brookfield Limited	PC14	Support	t the NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development through enabling plan provisions and an increase in development capacity for residential and business use across the district.
751.96	Christchurch City Council	PC14	Seek Amendment	Remove [Meadowlands] Exemplar Overlay from Planning Map 45 and from legend to map. [Refer to ATTACHMENT 1].
751.102	Christchurch City Council	PC14	Seek Amendment	Change mapping legend referring to 'Brownfield Precinct' to 'Brownfield Overlay'.
751.104	Christchurch City Council	PC14	Seek Amendment	[On the A series legend] Remove the cross-out [of the Residential Hills Zone].
751.105	Christchurch City Council	PC14	Seek Amendment	Change notification date on Series D maps to match Series A, B and C maps - 17/3/2023.
751.106	Christchurch City Council	PC14	Seek Amendment	Change the titles of the C series maps, both the PC13 set and the PC14 set to: "Proposed Plan Changes 13 and 14".
751.107	Christchurch City Council	PC14	Seek Amendment	Change notation [on Maps series A] for Accommodation and Community Facilities overlay to ACF or similar.
751.113	Christchurch City Council	PC14	Seek Amendment	Remove cross out from Residential Hills and Residential Suburban Density Transition Zone on the map A legend.

751.121	Christchurch City Council	PC14	Seek Amendment	<p>Remove the Residential Hills Precinct from areas [on McVicar Drive, Map 50) marked "A" and "C". Apply the Residential Hills Precinct over the entirety of the areas developed, marked as "B" and "D".</p> 
751.130	Christchurch City Council	PC14	Seek Amendment	Apply all zoning changes, as relevant, that Plan Change 5F has made operative to Plan Change 14 planning maps.
751.143	Christchurch City Council	PC14	Seek Amendment	Remove spot zoning as MRZ of heritage items sites, where these would otherwise be HRZ zoned in line with their surroundings. This is mostly in Merivale and Papanui HRZ, a few elsewhere eg Church Corner area [Map series A & interactive map].

751.144	Christchurch City Council	PC14	Seek Amendment	<p>Amend the Series D planning maps as follows:</p> <ol style="list-style-type: none"> 1. move all Historic Heritage layers to Series C; 2. improve the legibility of the LPTAA symbology; 3. move all coastal hazard layers to Series B (including Tsunami Management Area); 4. remove all Designations from Series D (already captured in Series A); 5. rename the Series D maps to "Qualifying Matter Overlays" or similar. 6. Where required, conduct any required consequential changes to sub-chapter 6.1A.
794.7	Greg Partridge	PC14	Seek Amendment	South Richmond should be exempt from the Housing Intensification [Plan Change].
819.1	Benrogan Estates Ltd	PC14	Seek Amendment	Rezoning the residential portions of Lots 1 and 2 DP 82730 and Lot 302 DP 571794, being 376, 388 and 396 Sparks Road Halswell from Medium Density Residential to Future Urban Zone
819.2	Benrogan Estates Ltd	PC14	Seek Amendment	<ul style="list-style-type: none"> • Rezoning 1.58ha at 376 Sparks Road from Rural Urban Fringe to Future Urban Zone as shown on the attached plan in Attachment A.

834.332	Kāinga Ora – Homes and Communities	PC14	Seek Amendment	<p>1. Retain MRZ over areas where MRZs proposed in PC14 as notified unless otherwise changed by this submission.</p> <p>2. Rezone to MRZ areas that are proposed as RS/ RSDT zones under the Public Transport Accessibility and Airport Noise Influence Area QMs.</p> <p>3. Rezone Lyttelton to MRZ.</p> <p>4. Rezone Papanui, Riccarton and Hornby Key Activity Centres to Metropolitan Centre Zone (MCZ) from Town Centre Zone and Large Format Retail Zone.</p> <p>5. Rezone to HRZ areas that are proposed as MRZ within a Local Centre Intensification Precinct and remove the precinct.</p> <p>6. Retain HRZ over areas where HRZs proposed in PC14 as notified unless otherwise changed by this submission.</p> <p>7. Remove the Large Local Centre Intensification Precinct and replace with HDZ.</p> <p>8. Extend the boundary of HRZ in the Riccarton area as shown in the maps attached to this submission in Appendix 3.</p> <p>9. Delete the various height/intensification precincts and replace with a single 'Height Variation Control' precinct to reflect the 36m height limit sought in the submission for the HRZ adjacent to the City Centre, Hornby, Riccarton, and Papanui centres as shown in the maps attached to this submission within Appendix 3. Generally these are:</p> <ul style="list-style-type: none"> - 22m HDZ 1.20km from the edge of the new MCZ and the CCZ. - 36m Height Variation Overlay 400m from the edge of the new MCZ and CCZ. <p>See original submission for appendix 3 maps</p>
878.20	Transpower New Zealand Limited	PC14	Seek Amendment	<p>Should the extent of the zones be amended in the vicinity of the National Grid, Transpower seeks that the provisions that manage effects on the National Grid that are proposed as a qualifying matter (and as amended by this submission) are similarly extended to any new areas.</p>

878.21	Transpower New Zealand Limited	PC14	Seek Amendment	Amend the Planning Maps to show the National Grid Subdivision Corridor (or the area subject to Rule 8.5.1.3 RD5) in a similar manner to the National Grid Yard (as amended by this submission).
879.1	Rutherford Family Trust	PC14	Seek Amendment	Remove the Moncks Spur/Mt Pleasant Overlay (including reference to it on Planning Map 48)
903.45	Danne Mora Limited	PC14	Seek Amendment	The waterbodies on the planning maps are to be identified as 'indicative locations only' or alternatively to show them in their correct location or not at all.
1021.3	Matty Lovell	PC14	Support	
1024.2	Marius and Roanna Purcaru	PC14	Seek Amendment	That the special heritage and character of Chester Street East include the whole of Chester Street East [that the whole of Chester Street East is included as a Residential Heritage Area].
1032.1	Janice Grant	PC14	Oppose	That high rise should be restricted to the areas between Brougham [Street], Ensors Road, Linwood Ave, Stanmore Road [and] across through St Albans; and the Riccarton Area.

19 - Planning Maps > 19.1 - MRZ Zoning

Original Submission No	Submitter	Plan Change	Position	Decision Requested
2.14	Greg Olive	PC14	Seek Amendment	Rezone site at 419 Halswell Junction Road to Mixed Use rather than MDZ
4.4	Ngāi Tahu Property	PC14	Oppose	Rezone the site at 35 Steadman Road, Karamu (Lot 2 Deposited Plan 541604) from Medium Residential Zone to be Future Urban Zone.
8.1	Graham Thompson	PC14	Seek Amendment	Amend proposed Medium Residential zone across the city to exempt cul-de-sacs and narrow accessways from zone.
15.2	Martin Jones	PC14	Seek Amendment	Do not zone Cashmere View Street or surrounds as High Density Residential Zone.
18.2	Rex Drummond	PC14	Seek Amendment	Faiview Street (Cashmere) should be within a Residential Character Area.
28.5	Alastair Grigg	PC14	Seek Amendment	[At the eastern end of Rugby Street, west of Papanui Road] change zone to Medium Density Residential Zone instead of High Density Residential Zone.
29.1	Malcolm Leigh	PC14	Seek Amendment	That Blair Avenue in Papanui will be rezoned from High Density Residential Zoning to Medium Density Residential Zoning through the application of a Qualifying Matter.
32.1	Guy Mortlock	PC14	Seek Amendment	Rezone the block bounded by Creyke Road, Ilam Road, Wilfrid Street and Barlow Street from Residential Suburban Zone to either Medium Density Residential Zone or Residential Suburban Density Transition Zone

36.1	Alana Harper	PC14	Oppose	Cashmere Hills should all stay as Residential Hills Zone or change to Future Urban Zone.
40.1	Steven & Diana Marshall	PC14	Seek Amendment	Change zoning of Helmores Lane/ Desmond Street/ Rhodes St (from Helmores to Rossall) from High Density Residential to Medium Density Residential
41.3	Sharina Van Landuyt	PC14	Oppose	Oppose[s] Ryan Street being designated as a medium density residential zone.
43.2	Rhys Davidson	PC14	Seek Amendment	Oppose inclusion of Ryan Street in the Medium Density Residential Zone.
47.3	Laura Cary	PC14	Oppose	Oppose the introduction of the Medium Density Residential Zone.
52.5	Gavin Keats	PC14	Seek Amendment	Opposes the extent of the High and Medium Density Residential Zones around commercial centres.
55.18	Tobias Meyer	PC14	Seek Amendment	Seek to have intensification around centres increased. Medium Density Residential zone to be applied 3km to 5km from Central City, and 500m from core bus routes.
58.3	Stephen Walsh	PC14	Seek Amendment	Reduce the extent of the medium density [residential zone]
62.2	Thomas Calder	PC14	Seek Amendment	Amend zoning of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) from High Density Residential to Medium Density Residential.
67.3	Rachel Davies	PC14	Seek Amendment	[Seeks to] reduce the zones for High and Medium Density to closer to the city centre - so that it is not encroaching on existing neighbourhoods in Spreydon and Hoon Hay.
67.5	Rachel Davies	PC14	Seek Amendment	Three storey housing should only be found in and close to the city centre, not in existing older suburban areas.
67.16	Rachel Davies	PC14	Seek Amendment	Develop more multistorey or terraced styled housing in new subdivisions where infrastructure can be put in place to best service these new dwellings.
67.18	Rachel Davies	PC14	Seek Amendment	Rezone and develop underutilized areas of land closer to the city into new trendy housing development - the development near the railway in the Addington Court Theatre district is a good example of this type of land.
67.20	Rachel Davies	PC14	Seek Amendment	Potentially redevelop existing large buildings into apartments e.g. Princess Margaret hospital (potentially moving the services offered there now to new premises to free up space not being used).
67.22	Rachel Davies	PC14	Seek Amendment	Develop existing crown owned land into higher density housing e.g. the old Spreydon School site
68.1	Darren Fabri	PC14	Seek Amendment	Rezone John Paterson Drive from rural to residential.
69.1	John Campbell	PC14	Seek Amendment	Amend the Residential Suburban zoning of the area around Riccarton Bush [to south of Rata Street and Kauri Street] to Medium Density Residential.

77.1	Richard McLaughlin	PC14	Seek Amendment	Amend the planning maps to change the zoning of Watford Street and the surrounding Strowan Area (Watford Street, Normans Road, Halton Street and Hawthorne Street) from High Density Residential to Medium Density Residential.
82.3	Naretta Berry	PC14	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.
86.2	Melissa and Scott Alman	PC14	Seek Amendment	Amend the zoning of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) from High Density Residential to Medium Density Residential
88.1	Peter Evans	PC14	Oppose	Harlech Mews and Avonhead rezoned to Residential Suburban Zone
90.3	Blair McCarthy	PC14	Seek Amendment	Limit the High Density Residential Zone along Papanui Road north from the Merivale commercial centre to Heaton Street/Innes Road and south from the Papanui commercial centre to Blighs Road. That the area of proposed HRZ in between, particularly around St Andrews College and east of Watford Street, be zoned Medium Density Residential instead of HRZ.
102.3	Zhijian Wang	PC14	Not Stated	Adding medium-density and high-density housing to established neighborhoods is not an ideal solution. Infrastructure will not be able to cope with demand, infrastructure improvements will be costly and impact on rates, and there will be further interruption with excavations and road closures. There will be increased concrete and asphalt footprints and reduced garden areas, affecting the natural infiltration of rainwater, increasing the burden on infrastructure and that may cause flooding. There will be an associated impact on Christchurch's brand as a Garden City. which has taken time to develop. Instead, the urban-rural fringe area should be developed with medium and high density residential areas within 20-30 minutes of the City Centre. This is the ideal living and working environment where infrastructure can be planned and constructed according to the needs of the next 30 years. Funding would be from investors and developers, reducing financial pressure on the City Council and maintaining the stability of rates. Construction will not affect the traffic in the city.
106.1	Karyn Butler	PC14	Seek Amendment	That the Council amends the Housing and Business Choice Plan Change 14 (PC14) from the proposed High Density Residential Zone (HRZ) in a continuous strip parallel to Papanui Road through Strowan (stretching from Papanui Road to Watford Street) to a Medium Density Residential Zone (MRZ). In particular, the residential area of Watford Street, Christchurch.
107.2	Heather Woods	PC14	Seek Amendment	Enable tiny houses in all zones
107.30	Heather Woods	PC14	Seek Amendment	Amend zoning of this area from ~100 to ~300 Wainoni Road (and further afield), to "MediumDensity Residential Zone" because it is close to all required amenities - closer than many other areasthat are already "Medium Density Residential Zone".
108.2	Charles Etherington	PC14	Oppose	Remove Medium Density Residential zoning in the inner suburbs

110.1	Marie Mullins	PC14	Support	Supports the zoning of property at 18 Kauri Street as medium density.
111.1	Andrew Butler	PC14	Seek Amendment	Amend the proposed High Density Residential Zone (HRZ) in a continuous strip parallel to Papanui Road through Strowan (stretching from Papanui Road to Watford Street) to a Medium Density Residential Zone (MRZ). In particular, the residential area of Watford Street, Christchurch
114.3	Connor Mclver	PC14	Seek Amendment	Amend the walkable catchments for the central city and other centres to 1.8km for the central city and 1.2km for other centres.
119.1	Tracey Strack	PC14	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Pan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or, If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential
121.27	Cameron Matthews	PC14	Seek Amendment	Re-zone areas to at least 4-storeys within walkable catchments from Core Bus Routes (Orbiter, #1, #3, #5, #7, and eventually any future Core Bus Routes such as the #28).
121.28	Cameron Matthews	PC14	Seek Amendment	Re-zone areas to at least 4-storeys within walkable catchments of Major Cycle Routes.
121.30	Cameron Matthews	PC14	Seek Amendment	The area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, be zoned for at least HRZ, MUZ or equivalent density, such that they are at least above baseline MRZ density limits.
121.31	Cameron Matthews	PC14	Seek Amendment	Lyttelton should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.
121.32	Cameron Matthews	PC14	Seek Amendment	Sumner should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.
121.35	Cameron Matthews	PC14	Seek Amendment	Wigram should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.
121.36	Cameron Matthews	PC14	Seek Amendment	Change Addington to a Medium Local Centre Change the zoning of the area around Addington Centre and Addington MUZ to HRZ (or at least LCIP).
121.38	Cameron Matthews	PC14	Seek Amendment	The area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, should be zoned for at least HRZ, MUZ or equivalent density, such that they are at least above baseline MRZ density limits.

121.41	Cameron Matthews	PC14	Seek Amendment	Around the Sydenham south commercial area, up-zone sites within blocks containing parts of this commercial centre to match the building height and density limits of the zone (i.e. to 14m).
121.42	Cameron Matthews	PC14	Seek Amendment	Change the zoning of the area around Addington Centre and the Addington Mixed Use Zone to a High Density Residential Zone.
121.46	Cameron Matthews	PC14	Seek Amendment	Around the Sydenham south commercial area, up-zone sites within blocks containing parts of Local Centre Zones from Medium Density Residential Zone to High Density Residential Zone to match the building height and density limits of the zone (i.e. to 14m).
122.1	Philip Rance	PC14	Oppose	Opposes the increased level of housing intensification in areas indicated by the Council.
132.1	Tiffany Boyle	PC14	Oppose	Revoke the idea of high rise housing buildings in Hornby and work to rebuild existing infrastructure to handle the current demand in the area.
138.1	Mathias Roehring	PC14	Seek Amendment	That the boundary of Residential Suburban Zoning and Medium Density Residential zoning within the block between Tauwiwi Crescent and Ranui Street be moved to either Tauwiwi Crescent and Ranui Street..
149.2	Curtis Bush	PC14	Oppose	Reconsider the rezoning of Therese Street, Spreydon which is proposed to go to Residential Medium Density.
151.6	Papanui Heritage Group	PC14	Oppose	Opposed to the imposition of the Medium Density Residential Zone as it is not considered necessary. The gradual building of infill housing, or blocks of single or double storey flats on empty sections, as is happening now, is considered to meet Papanui's future housing needs.

152.6	Papanui Heritage Group	PC14	Oppose	Opposed to the imposition of the Medium Density Residential Zone as it is not considered necessary. The gradual building of infill housing, or blocks of single or double storey flats on empty sections, as is happening now, is considered to meet Papanui's future housing needs.
153.1	Susan Peake	PC14	Oppose	That the proposed zoning for the eight Papanui Living Streets (including Grants Road, Gambia, Mary, Proctor, Frank, Wyndham, Loftus and Horner Streets) be changed from being classified as residential high density and revert to residential medium density housing [See submission attachments for reference photo]..
155.4	Trudi Bishop	PC14	Oppose	Beckenham should be removed from the medium residential zone
158.1	Susan Thomas	PC14	Seek Amendment	[Remove MRZ in Dallington]
159.1	Jenny Crooks	PC14	Seek Amendment	That 25a Greenhaven Drive, Burwood, be rezoned from Rural Urban Fringe Zone to residential (Medium Density Residential Zoning preferred).
162.1	Jill Edwards	PC14	Oppose	That the area surrounding and including Rose st should require a resource consent for development and that the area be zoned as a suburban character area
164.2	James and Adriana Baddeley	PC14	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Pan as a Medium Density Residential zone and a Residential Character Overlay Area.
165.3	Catherine & Peter Baddeley	PC14	Seek Amendment	[That] he area consisting of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) [be zoned MRZ instead of HRZ]
166.2	Lindsay Sandford	PC14	Seek Amendment	Zoning should be introduced in a staged manner. Using Leicester Crescent in Halswall as an example, my request would be to only classify the streets immediately surrounding the nearby "Town centre zone" (which currently doesn't have a single commercial building), and the major surrounding roads as HRZ, then notify a "pathway" for streets further away (such as Leicester Crescent) to be reclassified as HRZ when a certain percentage (e.g. 50%) of housing closer to the "Town centre zone" has already been developed as higher density housing.
172.1	Traci Mendiola	PC14	Seek Amendment	That the property located at 8 Gilders Grove, Heathcote, Christchurch to be rezoned [from Rural Urban Fringe zone to] Medium Density Residential Zone.
176.2	David Gibbons	PC14	Seek Amendment	Remove the High Density Residential Zoning on Allister Avenue and within 500m of Elmwood School on Leinster Road.
178.1	Jorge Rodriguez	PC14	Seek Amendment	I s I strongly oppose the proposed zoning of 5B Frome Place as a Residential Suburban Zone and urge the Christchurch City Council to rezone the property and the St Albans area in general as a Residential Medium Density Zone.
179.2	Sean Walsh	PC14	Oppose	Request that Cashmere View Street (including #13 Cashmere View Street) Somerfield be a suburban charter area/street. Request that resource consent be required before any development can proceed.

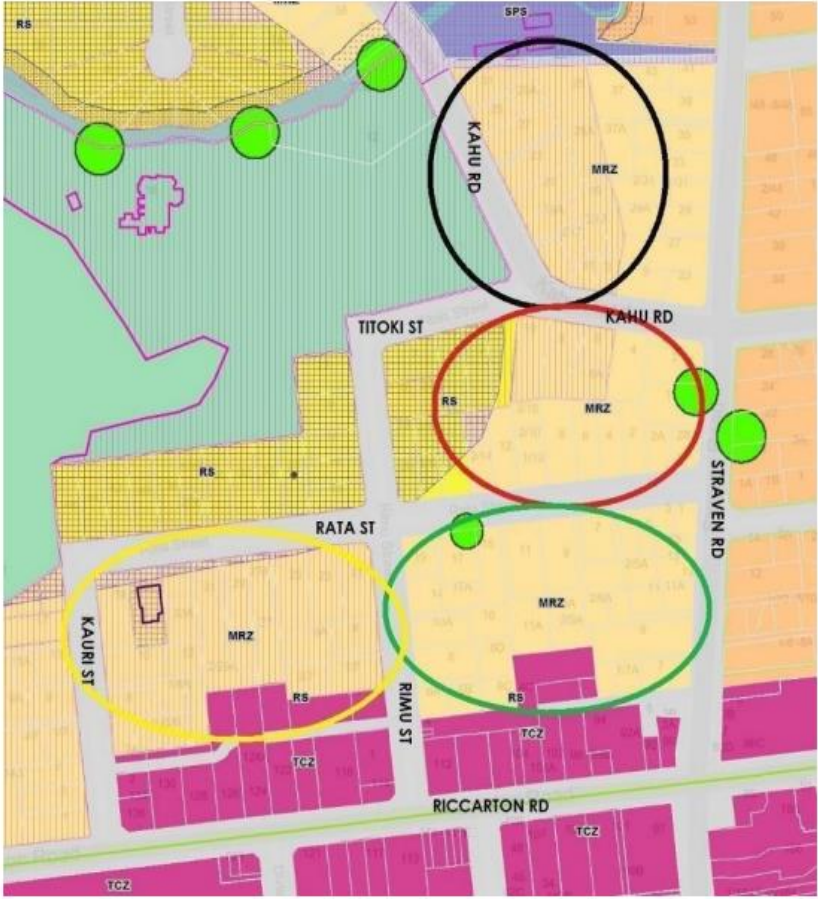

181.1	Jill Young	PC14	Oppose	Oppose MDRZ for Brodie Street, Ilam (Planning Map 30). Retain current RS zone in District Plan.
185.3	Nick Dore	PC14	Seek Amendment	Oppose HRZ of block of land bounded by Papanui Road, Normans Road, Watford St and Blighs Road (Planning Map 24) Seeks this to be MDRZ (currently RS in the District Plan)
188.8	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	[That all sites located within the Riccarton Bush Interface Area, + the Kauri cluster (Kauri St, Rata St, Titoki St, and Rimu St + the north side of Rata St and the west side of Rimu St extending to Straven Road) are zoned Residential Suburban instead of MRZ] 

Figure 6 - Kauri Cluster areas appropriate to retain suburban density


188.25	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	<p>[That all sites located within the Riccarton Bush Interface Area + the Kauri cluster (Kauri St, Rata St, Titoki St, and Rimu St + the north side of Rata Street and the west side of Rimu St extending to Straven Road) are zoned Residential Suburban instead of MRZ]</p>  <p><i>Figure 6 - Kauri Cluster areas appropriate to retain suburban density</i></p>
190.1	Ross Boswell	PC14	Seek Amendment	The block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line should be included as MRZ (Medium-density residential zone).
192.1	Nan Xu	PC14	Seek Amendment	147A Yaldhurst Rd, Uper Riccarton, Christchurch. 8042 and 147B Yaldhurst Rd, Uper Riccarton, Christchurch. 8042 should be Medium Density Residential Zone.

202.1	Trevor Wilson	PC14	Seek Amendment	Request the proposed Medium Density Residential Zone be extended to incorporate parts of Hollis & Bowenvale Aves. and Lansdowne Tce. including Roseneath Place that are within walking distance, or 1km, of Centaurus Rd. and access to the Orbiter bus route.
206.2	Emma Wheeler	PC14	Seek Amendment	Removing St James Avenue and Windermere Road from the intensification plan.
208.2	Amie Cocking	PC14	Oppose	Reject the rule changes that allow for higher intensity residential development outside of the inner city (Four Avenues).
210.3	Victor Ong	PC14	Seek Amendment	Rezone Rural Urban Fringe (RuUF) around 565 Yaldhurt Road to Medium Density Residential (MRZ)
211.1	Pauline McEwen	PC14	Seek Amendment	That the area at the eastern end of Rugby Street be zoned Medium Density Residential instead of the proposed High Density Residential
215.1	Graham Thomas Blackett	PC14	Seek Amendment	That all of the area of St Albans north of Bealey Avenue and south of Edgware Road be zoned Medium Density Residential [instead of High Density Residential].
216.2	Russell Wills	PC14	Seek Amendment	[No Medium Density Residential zone in Hornby]
220.1	Martin Snelson	PC14	Seek Amendment	Amend the Medium Density Residential Zone [surrounding] the proposed North Halswell town centre, to [apply] to the areas being developed and not to those newly built areas
221.1	Cynthia Snelson	PC14	Seek Amendment	Amend the Medium Density Residential Zone [surrounding] the proposed North Halswell town centre, to [apply] to the areas being developed and not to those newly built areas
226.1	Graeme McNicholl	PC14	Seek Amendment	Rezone inner-city large blocks of land, such as Princess Margaret Hospital site, the old Christchurch Women's Hospital site on Colombo Street, current empty tracts of land such as along Moorhouse Avenue, for mixed use retail with apartment living above. Rezone older commercial/industrial areas of Christchurch such as Addington, Sydenham and Phillipstown to mixed use commercial with apartment living above. Future large green field developments should cater for the medium-density housing as proposed.
226.4	Graeme McNicholl	PC14	Seek Amendment	Rezone Addington, Sydenham and Phillipstown to mixed use commercial with apartment living above.
232.6	Kurt Higgison	PC14	Oppose	Opposes developments in already built areas and seeks that new development areas grow into new areas,
234.1	John Goodall	PC14	Seek Amendment	Make the Shirley area around the Palms Mall, (particularly Cherryburton Place) a Medium Density Residential Zone instead of a High Density Residential Zone.
238.1	Prue Manji	PC14	Seek Amendment	[T]hat the streets in the Watford Street, College Avenue, Uranga Avenue and Brenchley Avenue blocks remain [Residential Suburban instead of Medium Density Residential Zone]
239.6	Andrea Floyd	PC14	Seek Amendment	[Reduce extent of medium and high density residential zones]

243.2	Ravensdown Limited	PC14	Seek Amendment	Seeks that land to the southwest and south of the Christchurch Works (312 Main South Road) is rezoned from the Industrial Heavy zone to the Medium Density Residential zone.
249.2	City Salvage	PC14	Seek Amendment	Re-zone the residential portion of 544 Tuam Street and the adjoining land at 102-104 Mathesons Road, to Local Centre .
252.3	Phil Ainsworth	PC14	Seek Amendment	[Do not have Medium and High Density Residential Zones in Hornby]
255.2	William Bennett	PC14	Seek Amendment	<ul style="list-style-type: none"> That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Pan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or, If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential.
272.11	Caitriona Cameron	PC14	Seek Amendment	"Ratray St should be included in the Medium Density Residential zone (i.e. included in the area south and west of the street)."
277.1	Eriki Tamihana	PC14	Seek Amendment	[Extend MRZ/ MDRS across] the hill suburbs, Belfast, Hoon Hay, Hei Hei, Casebrook, St Albans, Mairehau, Westhaven, Burwood, Parklands, Heathcote, Westmorland, Ilam, and Avonhead
281.3	Mary Crowe	PC14	Seek Amendment	1. Amend the zoning of Hurley Street from High to Medium density.
286.2	Millie Silvester	PC14	Seek Amendment	Seek to rezone west side of Paparoa Street to Medium Density Residential instead, like the east side. We propose that the demarcation of High Density Residential zone be redrawn much closer to Northlands Mall. This will still allow for more housing without impacting the residents in the area, as stated above, and ruining what makes Paparoa Street a prime example of the Garden City.
287.2	Mark Nichols	PC14	Seek Amendment	Seek densification in a planned and staged way by staging the effective date of the zoning changes in for example rings coming out from the city centre and/or major shopping areas, so that the densification occurs in a structured way over time, rather than in a haphazard way across most of the city. This will allow for a more staged build out of the infrastructure required to support the densification.
294.6	Chessa Crow	PC14	Seek Amendment	Seek to reduce extent / Remove Medium Residential zoning from New Brighton area and amend to be Residential Suburban Transition Zone
298.4	Mason Plato	PC14	Oppose	Seek to remove Medium Density Residential Zone.
300.1	Sam Holdaway	PC14	Seek Amendment	Include Kenwyn Ave in Medium Density [or]...introduce a medium zone between the [Residential Suburban Density] and Medium Density.

303.2	Bron Durdin	PC14	Seek Amendment	Reduce extent of the application of the Medium Density Residential Zone to central city, inner city residential suburbs, or within a radius of 2km (example) of the central city.
316.5	Jo Jeffery	PC14	Oppose	[Remove MRZ] Keep the height change proposal within the four avenues until such a time that further housing is required outside of that.
318.3	Nicholas Latham	PC14	Seek Amendment	[Seeks] [l]ess restrictions on increasing housing, especially mixed zone areas Support[s] more housing, with an especially in the city centre
321.1	George Hooft	PC14	Seek Amendment	[Reduce extent of MRZ] The sort of medium level intensification that is predicated should be reserved for areas inside or around the four aves or other new designated areas where they are known in advance.
321.2	George Hooft	PC14	Seek Amendment	[Retain existing residential zones, outside the four aves and other new designated areas]
323.1	Darryl Swann	PC14	Seek Amendment	Retain the operative District Plan zoning of land outside the Centre City.
326.2	Vivienne Boyd	PC14	Seek Amendment	That higher density housing [is not enabled] on narrow, no exit streets.
327.4	Mike Oxlong	PC14	Oppose	The submitter opposes the Medium Density Residential zone.
328.2	Bruce Taylor	PC14	Seek Amendment	That the eastern side of Allister Avenue (Merivale) be zoned MRZ
333.3	Eric Ackroyd	PC14	Seek Amendment	That higher density housing development be prioritised in the city centre ahead of other residential zones.
335.5	Lorraine Wilmshurst	PC14	Seek Amendment	[That] suburban areas [are not zoned] Medium Density Residential
340.4	Kirsten Templeton	PC14	Seek Amendment	[That Avonhead is not zoned Medium Density Residential]
351.4	Jono de Wit	PC14	Seek Amendment	The area north of Riccarton road and west of Straven Road should be HRZ not MRZ
352.1	Janice Lavelle	PC14	Not Stated	Seriously rethink the Medium Density Residential zones across Christchurch.
355.1	Elisabeth Stevens	PC14	Seek Amendment	Zone [all of Hawthorne Street Papanui Medium Density Residential].
372.14	Julia Tokumaru	PC14	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
376.3	Colin Gregg	PC14	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be be zoned Medium Density Residential [instead of HRZ]
377.8	Toka Tū Ake EQC	PC14	Seek Amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.


381.1	Kate Gregg	PC14	Seek Amendment	Seeks that Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Pan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas.
381.4	Kate Gregg	PC14	Seek Amendment	If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and, that sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and that neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.
382.1	Gina McKenzie	PC14	Oppose	[Seeks that] Hornby [be removed] from the list of suburbs for high density development.
382.3	Gina McKenzie	PC14	Oppose	[Seeks that] Hornby [be removed] from the list of suburbs for high density development.
388.2	M.I.I.G Limited	PC14	Seek Amendment	[That] the Rural Urban Fringe zoned land located between QEII Drive south and Prestons Local Centre north, and between Prestons to the east and Marshlands Road to the west, in particular Part Rural Section 1705, [is re-zoned to] Medium Density Residential Zone (Planning Maps 19, 25 and 26)
390.3	Mike Singleton	PC14	Seek Amendment	[That] the area between Deans Ave and the Railway [is zoned] Medium Density Residential [instead of] High Density Residential.
398.2	Jan Mitchell	PC14	Seek Amendment	Seek amendment to only apply new intensification rules to new subdivisions.
409.3	Brett Morell	PC14	Seek Amendment	Oppose proposed MDZ height. Seeks to retain single storey housing in Belfast area (Planning Map 11)
412.3	Luke Gane	PC14	Oppose	Oppose the Local Centre Intensification Precinct provisions at 8 Bletsoe Avenue. Retain as Medium Density Residential Zone only.
413.1	Caroline May	PC14	Seek Amendment	Opposes zoning that enables 3 storey buildings.
418.4	Zoe McLaren	PC14	Support	[S]upport[s] the changes to replace zones with medium/high density zones.
419.1	James Thomas	PC14	Seek Amendment	Allow further intensification on the Port Hills
425.2	Tom King	PC14	Support	[S]upport[s] changes to manage and set controls/requirements around increasing housing density, particularly in suburban area's.
430.4	Tracey Berry	PC14	Seek Amendment	[That Avonhead, including Westall Lane, is zoned Medium Density Residential] [Relates to request to remove Airport Noise QM and RuUF zoning on Westall Lane]
431.2	Sonia Bell	PC14	Seek Amendment	To re-access the existing council flats such as at the beginning of Main South Road and better utilize the land for low-cost housing here and on other Council rental properties.
433.1	John Dunford	PC14	Seek Amendment	That the whole zoning is restricted to the CBD areas within the four avenues.

433.4	John Dunford	PC14	Seek Amendment	Oppose MRZ as it applies to 81 Fendalton Road
437.1	David Allan	PC14	Seek Amendment	[Reduce extent of MRZ] Medium density housing should only be permitted in the central city and in large tracts of land that were designed for that purpose.
439.2	Jeff Vesey	PC14	Seek Amendment	That the area proposed to be Residential Suburban Zone under the Airport Noise Influence Area in Avonhead/Ilam be zoned Medium Density Residential Zone in line with the surrounding area and the National Policy Statement for Urban Development.
440.7	Sandi Singh	PC14	Oppose	Oppose the application of Medium Density Residential Zone across the city.
443.10	Summerset Group Holdings Limited	PC14	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). 
446.2	Sarah Lovell	PC14	Seek Amendment	[That] Council [retain the existing zones in] the bulk of the city's suburbs e.g. St Martins, Hillsborough and not rezone to medium density
452.2	Carolyn Mulholland	PC14	Oppose	Opposes Medium and/or High Density Residential zoning in Amyes Road, Hornby
463.1	David Pottinger	PC14	Oppose	Do not expand to 'hill areas' for Medium Density residential.
465.2	Stuart Roberts	PC14	Seek Amendment	[Reduce extent of MRZ - limit to central city]
467.2	Jillian Schofield	PC14	Oppose	[O]ppose[s] the change in height restrictions that have been proposed and the number of buildings per section in Hornby and surrounding areas [such as] Hei Hei.
471.22	Kem Wah Tan	PC14	Not Stated	[Retain operative plan zoning for postcode area 8053, including Aorangi Road]


475.1	Rachel Sanders	PC14	Seek Amendment	We would like the Council to uphold PC14 in relation to Mount Pleasant, and similar areas in the Port Hills, remaining Residential Hills zone rather than being redesignated MDRS, for the reasons detailed in our submission. Not upholding it will increase risk to people's safety and increased environmental harm.
475.5	Rachel Sanders	PC14	Seek Amendment	The attached document captures the details why we believe it is correct to retain Mount Pleasant as Residential Hills rather than MDRS. Notable topics are: Emergency service access
475.6	Rachel Sanders	PC14	Seek Amendment	The attached document captures the details why we believe it is correct to retain Mount Pleasant as Residential Hills rather than MDRS. Notable topics are: Pedestrian Safety Cyclist Safety
475.7	Rachel Sanders	PC14	Seek Amendment	The attached document captures the details why we believe it is correct to retain Mount Pleasant as Residential Hills rather than MDRS. Notable topics are: Lack of Amenities
475.8	Rachel Sanders	PC14	Seek Amendment	The attached document captures the details why we believe it is correct to retain Mount Pleasant as Residential Hills rather than MDRS. Notable topics are: Sewerage and Storm Water Drainage
475.9	Rachel Sanders	PC14	Seek Amendment	The attached document captures the details why we believe it is correct to retain Mount Pleasant as Residential Hills rather than MDRS. Notable topics are: Significance of Port Hills Aesthetics
475.10	Rachel Sanders	PC14	Seek Amendment	The attached document captures the details why we believe it is correct to retain Mount Pleasant as Residential Hills rather than MDRS. Notable topics are: Emergency egress
476.1	Rob Seddon-Smith	PC14	Support	[S]upport[s] the planned areas of intensification.
478.1	Mark Siddall	PC14	Seek Amendment	[R]estrict the MRZ to areas surrounding the CBD and suburban shopping areas.
480.2	Selma Claridge	PC14	Seek Amendment	[That] Harris Crescent [Papanui, retains its operative zoning instead of Medium Density Residential]
485.1	John Buckler	PC14	Seek Amendment	Change 45 St. Albans Street to a Medium Density Residential zone or preserve current sunlight.
498.1	Hone Johnson	PC14	Oppose	Oppose all higher density zoning changes
502.5	Kyri Kotzikas	PC14	Oppose	Oppose the zoning of High Density Residential for Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street), and seek that it be Medium Density Residential zone.
508.1	Michael Case	PC14	Seek Amendment	Amend part of the Future Urban Zone for 60 Croziers Road and 340 Cranford Road, Mairehau. Seek that part of these properties are zoned MRZ.
511.1	R.J Crozier	PC14	Seek Amendment	Amend part of the Future Urban Zone for 60 Croziers Road and 340 Cranford Road, Mairehau. Seek that part of these properties are zoned Medium Density Residential.
530.3	Chris Wilison	PC14	Seek Amendment	[Seeks that the area identified as] Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street), be rezoned as Medium Density Residential Zone as opposed to the proposed High Density Residential Zone under PC14.
535.2	PRUDENCE MORRALL	PC14	Oppose	Change MRZ to not apply to Therese Street
561.1	Deidre Rance	PC14	Seek Amendment	No medium [density zone in the Strowan area]

564.1	Rachel Hu	PC14	Seek Amendment	[Standardise the MRZ and HRZ zones] e.g., choose for developers to have a clear guideline for 3-storeys or 6-storeys. Or at least make it more standard per suburb than every street block.
579.2	Gareth Bailey	PC14	Seek Amendment	Exclude properties within waterway setbacks from MDRZ classification.
583.7	Jaimita de Jongh	PC14	Seek Amendment	Seek that increased density is not allowed in areas that drain into the mid-Heathcote Ōpāwaho
585.1	Nick Brown	PC14	Seek Amendment	[That the area of Strowan between] Heaton Street/Innes Road and Blighs Road [be zoned MRZ instead of HRZ]
592.1	Northwood Residents' Association	PC14	Oppose	To not proceed with the rezoning of part of Northwood subdivision [from Residential Suburban to Medium Density Residential].
593.1	Cashmere Park Ltd, Hartward Investment Trust and Robert Brown	PC14	Seek Amendment	Rezone site in Hendersons Basin ODP to Medium Density Residential
626.1	Carol Shu	PC14	Seek Amendment	Keep Hyde Park and Avonhead area all RS zoning.
628.6	Tom Crawford	PC14	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
647.1	Michael Palmer	PC14	Seek Amendment	[Limit extent of MRZ / intensification to the inner] suburbs surrounding the city centre including St Albans, Linwood, Philipstown, Addington and Merrivale.
665.2	Lawrence & Denise May	PC14	Seek Amendment	If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential
666.5	Cooper Mallett	PC14	Seek Amendment	Make all the tall buildings in the middle of the city.
667.1	Liz Oliver	PC14	Seek Amendment	[Reduce proposed extent of MRZ] The MRZ should be concentrated closer to commercial areas.
668.2	Keri Murison	PC14	Seek Amendment	Amend the zoning of Strowan from HRZ to MRZ
676.14	Jack Gibbons	PC14	Seek Amendment	[Extend MRZ across the proposed Airport Noise Influence Area - relates to requests to remove that QM]
677.1	Donna Kenton-Smith	PC14	Oppose	[Seeks removal of] intensification plans for Merivale[; and considers it] more sensible to restrict the area where taller buildings can be built.
681.4	Andrew McCarthy	PC14	Seek Amendment	[That] the entire existing Residential Hills Zone is [zoned] MDRZ (Residential Hills Precinct).

696.2	Terence Sissons	PC14	Seek Amendment	Limit the HDRZ to the central city area and provide for MDRZs around the suburban shopping centres
698.2	Ann-Mary & Andrew Benton	PC14	Seek Amendment	<ul style="list-style-type: none"> • That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Plan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or, • If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and, • That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and, • That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules <i>can</i> be notified of the required resource consents and to make submissions. • Any further or other decisions that achieve the outcomes sought by this submission, or are required as a consequence of the relief [sought].
699.2	Christs College	PC14	Oppose	Delete medium residential zone from 21 Gloucester Street.
701.13	Ian McChesney	PC14	Seek Amendment	[That Rattray Street in Riccarton is zoned MRZ instead of HRZ] - Rattray St should be included in the MDR zone (i.e. included in the area south and west of the street).
704.2	WDL Enterprises Limited and Birchs Village Limited	PC14	Seek Amendment	109 Prestons Road(Lot 2 DP 26884 – C26F/220) Future UrbanZone and / orMedium DensityResidentialZone
708.4	Lauren Gibson	PC14	Oppose	[Opposes intensification plan change and in particular for 19a Russell Street]
709.4	Philippa Tucker	PC14	Seek Amendment	That the northwest side of Windermere Road is not zoned Medium Density Residential
711.1	Andrea Williams	PC14	Oppose	Amend residential zoning in Hornby from HDZ and MDZ to RS.
726.3	Michele McKnight	PC14	Oppose	[Seeks] the council, to remove Gwynfa Ave and any other similiar streets on this hill from the medium density proposal
728.10	Sutherlands Estates Limited	PC14	Seek Amendment	Rezone all of the residential properties that front Storr Close, Glendore Drive, James Mackenzie Drive and Sutherlands Road to Future Urban
730.1	Gwynfa Ave Residents Association	PC14	Seek Amendment	[Seeks that] the Council exclude Gwynfa Ave from increased residential density and ask them to also consider other private hill lanes who will be facing many of the same issues.

737.1	Christian Jordan	PC14	Seek Amendment	Apply MDRS zone across all areas of the City.
740.4	Woolworths	PC14	Support	Except as otherwise modified by this submission, including amended zoned boundaries associated with the North Halswell Town Centre zone and St Albans (Neighbourhood / Local) Centre zone, retain amended residential zoning and nomenclature.
746.1	Simon Fowke	PC14	Oppose	Do not Re-Zone Paparoa Street to Medium Density
748.1	Karen Fowke	PC14	Oppose	Reject Medium Density Dwellings in Paparoa Street
751.94	Christchurch City Council	PC14	Seek Amendment	Change [zoning at 35 Hanmer Street (Map 32)] from HRZ to MRZ.
751.97	Christchurch City Council	PC14	Seek Amendment	Change zoning [of properties at 65-51 Shortland Street (Map 33)] to MRZ [instead of Residential Suburban]. [Refer to ATTACHMENT 2].
751.110	Christchurch City Council	PC14	Seek Amendment	[Remove any MRZ zoning within the Tsunami Management Area and retain operative / RSDT zoning].
751.115	Christchurch City Council	PC14	Seek Amendment	Change zoning [on Highsted Road] within the identified residential parcels (only) to MRZ [Refer to ATTACHMENT 25]. 
751.117	Christchurch City Council	PC14	Seek Amendment	Change zoning within residential parcels (only) [from FUZ] to MRZ, [in the following areas]:

				<ul style="list-style-type: none"> • Bill Harvey Drive, Map 44 [Refer to ATTACHMENT 26]. • Quaifes / Sabys Road, Map 49 [Refer to ATTACHMENT 27]. • Glovers Road, Map 49 [Refer to ATTACHMENT 28]. • Leistrella Road, Map 45 [Refer to ATTACHMENT 29].
751.119	Christchurch City Council	PC14	Not Stated	Change zoning within residential parcels (only) [from FUZ to] MRZ with Residential Hills Precinct [at] Steve Askin Drive / Carex Rise [and] Round Hill Rise (Map 50) [Refer to ATTACHMENT 30]
751.124	Christchurch City Council	PC14	Seek Amendment	<ol style="list-style-type: none"> 1. Within areas [on Cashmere Road] marked 'B', change zoning within residential parcels (only) to [from MRZ to] Residential Suburban with the Low Public Transport Accessibility Area overtop. 2. Change zoning of undeveloped area [on Cashmenre Road] marked 'A' [from MRZ] to FUZ. [Refer to ATTACHMENT 32]

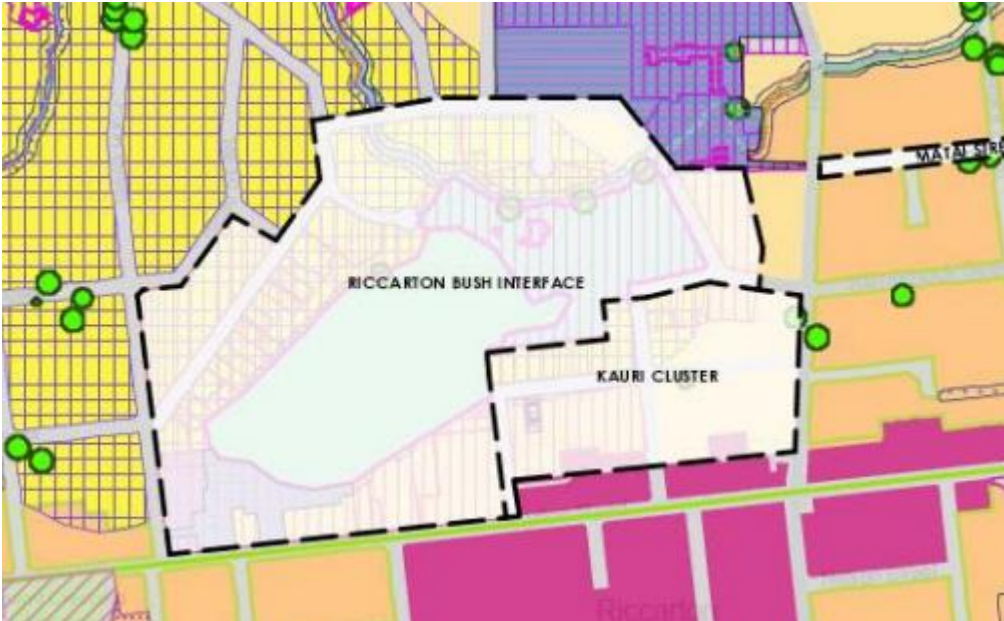
				
751.126	Christchurch City Council	PC14	Seek Amendment	Change zoning within residential parcels [on the corner of Hendersons /CashmereRoads] shown as MRZ (only) to FUZ [Refer to ATTACHMENT 33].

751.131	Christchurch City Council	PC14	Seek Amendment	[At Mathers / HoonHay Road, Map 45] Change RS zoning to MRZ [Refer to ATTACHMENT 35].
751.134	Christchurch City Council	PC14	Seek Amendment	Change RS zoning to MRZ [at the following sites]: <ul style="list-style-type: none"> • Harrowdale Drive / Nortons Road, Map 30 [Refer to ATTACHMENT 37] • Queenswood Gardens, Map 25 [Refer to ATTACHMENT 38]
751.138	Christchurch City Council	PC14	Seek Amendment	Remove [Town Centre Intensification Precinct] from [the following] MRZ sites: <ul style="list-style-type: none"> • 32 & 34 Shirley Road, Map 25 [Refer to ATTACHMENT 41] • 399 Papanui Road, Map 24. • 283 Papanui Road, Maps 24 & 31. • 51 Browns Road, Map 31 [Refer to ATTACHMENT 43] • Yaldhurst / Main South Road, Map 30 [Refer to ATTACHMENT 44]
751.139	Christchurch City Council	PC14	Seek Amendment	Over MRZ area [at 160 Langdons Road, Map 24] change zoning to HRZ and apply TCIP [Refer to ATTACHMENT 42].
751.141	Christchurch City Council	PC14	Seek Amendment	Remove [Large Local Centre Intensification Precinct] from MRZ sites [at Beverley Street / Papanui Road, Map 31] and apply the LLCIP to the HRZ site within. [Refer to ATTACHMENT 43].
755.1	Margaret Stewart	PC14	Oppose	Remove Medium Density Residential zoning.
765.1	Margaret Howley	PC14	Oppose	Oppose MRZ and any intensification of housing in Papanui streets which include the Papanui WWII Memorial Plantings.
775.1	Brigitte Masse	PC14	Oppose	Seeks to retain streets in Spreydon as Residential Suburban Density Transition Zone, as opposed to zoning them as Medium Residential Zone.
779.1	Glenda Duffell	PC14	Oppose	[Oppose intensification in areas with liquefaction risk]
784.1	Jessica Adams	PC14	Oppose	Rezone Prestons subdivision from MRZ to Residential Suburban Zone.
785.2	Vanessa Wells	PC14	Seek Amendment	Rezone area from Main North Road south east to medium density housing.
788.8	Marc Duff	PC14	Support	Supports MRZ zoning in Hornby. Change HRZ to MRZ zoning.
789.11	Eric Woods	PC14	Seek Amendment	Rezone the area from 135 to 185 Wainoni Road (and further afield), to “Medium Density Residential Zone” [instead of Residential Suburban]
789.13	Eric Woods	PC14	Seek Amendment	Rezone the Residential Suburban portion of Keyes Road, to “Medium Density Residential Zone
789.16	Eric Woods	PC14	Seek Amendment	rezone the area from 157 to 193 Wainoni Road (and further afield), to “Medium Density Residential Zone” [instead of Residential Suburban]

792.17	Carmel Woods	PC14	Oppose	Oppose Residential Suburban Zone as it applies to 135 to 185 Wainoni Road. Seek that it be zoned MRZ.
792.18	Carmel Woods	PC14	Oppose	Oppose Residential Suburban Zone as it applies to 100 to 300 Wainoni Road, seek that this area is included in the Medium Density Residential Zone.
794.1	Greg Partridge	PC14	Seek Amendment	South Richmond should be exempt from the Housing Intensification [Plan Change].
795.10	Andrew Stevenson	PC14	Seek Amendment	[T]hat CCC rezone the area from 157 to 193 Wainoni Road, including the surrounding region, to a "Medium Density Residential Zone" <i>[from Residential Suburban Zone]</i> .
795.11	Andrew Stevenson	PC14	Seek Amendment	[T]hat CCC consider rezoning the area from 135 to 185 Wainoni Road and beyond to a "Medium Density Residential Zone".
795.12	Andrew Stevenson	PC14	Seek Amendment	[T]hat the CCC should rezone the area spanning from approximately 100 to 300 Wainoni Road and beyond as a "Medium Density Residential Zone".
795.13	Andrew Stevenson	PC14	Seek Amendment	[T]hat CCC rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone".
796.8	Justin Woods	PC14	Seek Amendment	[R]ezezone this area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" <i>[from Residential Suburban Zone]</i> .
796.9	Justin Woods	PC14	Seek Amendment	[R]ezezone this area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" <i>[from Residential Suburban Zone]</i> .
796.10	Justin Woods	PC14	Seek Amendment	[R]ezezone from ~100 to ~300 Wainoni Road (and further afield) to "Medium Density Residential Zone" <i>[from Residential Suburban Zone]</i> .
796.11	Justin Woods	PC14	Seek Amendment	[R]ezezone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone"
797.10	Zsuzsanna Hajnal	PC14	Seek Amendment	[R]ezezone the area between 135 to 185 Wainoni Road, and beyond, to "Medium Density Residential Zone" <i>[from Residential Suburban Zone]</i> .
797.11	Zsuzsanna Hajnal	PC14	Seek Amendment	[R]econsider the zoning of the area from 157 to 193 Wainoni Road and beyond <i>[from "Residential Suburban Zone".]</i>
797.12	Zsuzsanna Hajnal	PC14	Seek Amendment	[R]ezezone this area from ~100 to ~300 Wainoni Road (and further afield), to "Medium Density Residential Zone".
797.13	Zsuzsanna Hajnal	PC14	Seek Amendment	[R]ezezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone"
800.10	Ramon Gelonch Roca	PC14	Seek Amendment	Consider rezoning the area from 157 to 193 Wainoni Road, and surrounding areas, to the "Medium Density Residential Zone" <i>[from Residential Suburban Zone]</i> .
800.12	Ramon Gelonch Roca	PC14	Seek Amendment	Rezone the area from 135 to 185 Wainoni Road and beyond to "Medium Density Residential Zone" <i>[From Residential Suburban zone]</i> .
800.13	Ramon Gelonch Roca	PC14	Seek Amendment	Rezone the area spanning from approximately 100 to 300 Wainoni Road and beyond as a "Medium Density Residential Zone" <i>[from Residential Suburban zone]</i> .

800.15	Ramon Gelonch Roca	PC14	Seek Amendment	Rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone"
801.10	Jean Turner	PC14	Seek Amendment	[R]ezezone the area from 157 to 193 Wainoni Road, and the surrounding area, to "Medium Density Residential Zone"
801.12	Jean Turner	PC14	Seek Amendment	[R]ezezone the area between 135 to 185 Wainoni Road, and beyond, to "Medium Density Residential Zone".
801.14	Jean Turner	PC14	Seek Amendment	[R]ezezone area with 800 metres of Pak n Save Wainoni, to "Medium Density Residential Zone"
801.16	Jean Turner	PC14	Seek Amendment	[R]ezezone the Residential Suburban section of Keyes Road to "Medium Density Residential Zone."
802.10	Anita Moir	PC14	Seek Amendment	[R]ezezone this area from 157 to 193 Wainoni Road (and further afield), to "Medium Density Residential Zone" b
802.12	Anita Moir	PC14	Seek Amendment	[R]ezezone this area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone"
802.13	Anita Moir	PC14	Seek Amendment	[R]ezezone this area from ~100 to ~300 Wainoni Road (and further afield), to "Medium Density Residential Zone".
802.16	Anita Moir	PC14	Seek Amendment	[R]ezezone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone"
803.10	Tamsin Woods	PC14	Seek Amendment	[That the] area from 135 to 185 Wainoni Road [157-193 Wainoni Road and 100-300 Wainoni Road] (and further afield) [is zoned] "Medium Density Residential Zone" [instead of Residential Suburban]
805.23	Waka Kotahi (NZ Transport Agency)	PC14	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.
807.3	Howard Pegram	PC14	Oppose	Remove blanket MDRS across the city.
809.4	Scenic Hotel Group Limited	PC14	Oppose	Rezone the site to provide for visitor accommodation and commercial activities, and any related and consequential changes to provisions of the District Plan (including the retention of any operative overlays). [Including] rezoning surrounding properties if this was considered necessary to assist the relief sought.
810.2	Regulus Property Investments Limited	PC14	Seek Amendment	[That the property] located at 149 Waimairi Road and surrounding properties are rezoned to High Density Residential [instead of Medium Density Residential]
822.1	Naxos Enterprises Limited and	PC14	Oppose	Opposes zoning of 14 Field Terrace, Upper Riccarton. Seeks that it is rezoned to HRZ.

	Trustees MW Limited			
826.1	LMM Investments 2012 Limited	PC14	Not Stated	LMM consider that the site is appropriate for rezoning to Medium Density Residential Zone (MDRZ) including an appropriate ODP and associated amendments to the policy and rule framework to give effect to the relief sought. [Site referred to is Whisper Creek Golf Resort land zoned Specific Purpose (Golf Resort) Zone]
827.3	MGZ Investments Limited	PC14	Support	Approve plan change in line with NPS-UD
827.5	MGZ Investments Limited	PC14	Seek Amendment	Rezone 65 Parkston Avenue, Ilam and surrounding area from Medium Density to High Density.
838.2	Georgie McLaughlin	PC14	Seek Amendment	Seeks that Strowan is rezoned from HRZ to MRZ (Halton Street, Hawthorne Street, Watford Street, Normans Road).
845.5	Christopher Evan	PC14	Oppose	[Seeks that] Christchurch City Council accepts the new Government rules and laws
849.1	Entropy MMX Limited	PC14	Seek Amendment	Amend the planning maps to rezone the properties at 142-144 Winters Road as IG, MRZ, or RS.
850.2	Crichton Development Group Limited	PC14	Seek Amendment	Amend the planning maps to rezone the properties at 5-19 John Paterson Drive and 451 Halswell Junction Road as MRZ.

851.5	Robert Leonard Broughton	PC14	Seek Amendment	<p>[A]ll areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review [known as the Kauri Cluster] (recommended for inclusion in the RBIA) should be limited to 2-storeys and remain Residential Suburban density.</p> <p>That specifically the area remain as currently zoned: Residential Suburban. Specifically in my case that the south side of Rata Street not be rezoned Medium Density</p> 
852.2	Christchurch International Airport Limited (CIAL)	PC14	Seek Amendment	Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.
864.5	Douglas Corbett	PC14	Oppose	Oppose building heights over 2 storeys.
869.2	Dawn E Smithson	PC14	Seek Amendment	[That]the eastern blocks of Strowan from Normans Road to Blighs Road [be zoned MRZ instead of HRZ]
870.18	Susanne Antill	PC14	Oppose	Oppose replacing existing residential zones in the city with two new ones - a medium density zone and a high density zone.
877.1	Otautahi Community Housing Trust	PC14	Support	Retain MRZ over areas where MRZ is proposed in PC14 as notified.

880.3	Cathedral City Development Ltd	PC14	Seek Amendment	Rezone 85 Harry Ell Drive as MRZ or FUZ.
883.4	Miles Premises Ltd	PC14	Seek Amendment	Rezone 400, 475 Memorial Avenue and 500, 520 and 540 Avonhead Road from Industrial Park Zone to either Future Urban Zone or Medium Density Residential Zone.
884.2	Troy Lange	PC14	Seek Amendment	Rezone 120, 100,88, 76, 68, 66, 60, 46, 44, 42, 40 and 38 Hawthornden Road Future Urban Zone or MediumDensity Residential.
885.2	Peter Dyhrberg	PC14	Seek Amendment	[That] the areas of the city north of Armagh Street and between Fitzgerald Avenue to the East and Madras Street to the West ..be zoned as a Medium Density Residential [instead of] High Density Residential.
887.1	Jane Harrow	PC14	Seek Amendment	Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential.
888.2	David Smithson	PC14	Seek Amendment	That the Council change the HRZ which is proposed for the eastern blocks of Strowan from Normans Road to Blighs Road to MRZ.
891.2	Alan John David Gillies	PC14	Seek Amendment	[That] the High Density Residential Zone proposed for the Strowan Residential blocks from Normans to Blighs Road be changed to a Medium Density Residential Development zone.
892.2	Wayne Robertson	PC14	Seek Amendment	Medium Density Zones should apply to all areas not classified as High Density Zones [relates to request to restrict HRZ extent to four avenues and comprehensive developments]
894.1	Jacq Woods	PC14	Seek Amendment	Replace HRZ with MRZ on Strowan blocks west of Papanui Road from Normans Road to Blighs Road, along Watson Road.
895.2	Tim Priddy	PC14	Seek Amendment	That the proposed High Density Residential Zone (HRZ) for the blocks in the Strowan area, west of Papanui Road, from Normans Road to Blighs Road be revised to Medium Density Residential Zone (MRZ).
896.1	Claire Coveney	PC14	Seek Amendment	Seeks that all medium density housing is located near cycleways and rail corridors, and away from wetlands and rivers.
898.3	Denis McMurtrie	PC14	Seek Amendment	[That] the area South and East of Harewood Road and Main North Road [Paparoa Street / Strowan] is zoned Residential Suburban [instead of MRZ or HRZ].
901.1	John Hudson	PC14	Oppose	I [D]o not agree with the MDRS zone replacing the current RS zones and I [d]on't agree with certain aspects of plan change 14 and reasons and discussion follow.
901.8	John Hudson	PC14	Oppose	CCC PLAN CHANGE 14 to alter the NP-SUD. MY thoughts are mainly regarding the MDRS to replace the RS zones. I [D]o not agree with the MDRS zone replacing the current RS zones and I [d]on't agree with certain aspects of plan change 14 and reasons and discussion follow. The CCC has excellent plans for the future growth of Christchurch and the mandated MDRS rules are a huge step backwards.

				Under MDRS intensification can take place much further out from the CBD. It will be totally detrimental to the intensification of the CBD using existing building zone rules.
901.10	John Hudson	PC14	Oppose	CCC PLAN CHANGE 14 to alter the NP-SUD. MY thoughts are mainly regarding the MDRS to replace the RS zones. I do not agree with the MDRS zone replacing the current RS zones and I don't agree with certain aspects of plan change 14 and reasons and discussion follow. The CCC has excellent plans for the future growth of Christchurch and the mandated MDRS rules are a huge step backwards. Under MDRS intensification can take place much further out from the CBD. It will be totally detrimental to the intensification of the CBD using existing building zone rules.
901.14	John Hudson	PC14	Seek Amendment	Change Watford St from HRZ to MRZ
901.16	John Hudson	PC14	Oppose	Walking distance to public transport being the measure of as to whether the area is RS or MDRS is irrelevant.
902.28	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[That the HRZ in the] Deans Avenue Precinct [that] covers the area from Matai Street East to Blenheim Road and from Deans Avenue to the Railway line [is limited to] the former Addington saleyards site; [and that the remainder of the area is zoned MRZ].
902.31	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[That all sites within the Riccarton Bush Interface Area and on Matai Street] retain Suburban Density Zoning. [Note: Area includes sought extension to RBI: The southern side of Rata Street to Rimu Street and Kauri Street; Kahu Road opposite the entrance to Riccarton House; The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side; all [both sides of] Ngahere Street [and] Girvan Street; Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses; the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association].
905.3	Declan Bransfield	PC14	Seek Amendment	[That that area north of Riccarton Road and west of Straven Road be zoned HRZ instead of MRZ]
917.1	Belfast Village Centre Limited	PC14	Oppose	Oppose the rezoning of the land at 751 (Lot 24 DP 20313), 1/753 and 2/753 (Lot 23 DP 20313) and 755 Main North Road (Lot 2 DP 540607) from commercial zoned land (as approved in CCC's decision on Plan Change 5 and the subsequent Consent Order) to residential.
1004.3	Sally Dixon On Behalf Of 17 Bellvue Avenue,	PC14	Oppose	Oppose intensification on Windermere Rd and St James Avenue - [adjoining Papanui War Memorial Avenue heritage item #1459]

	Papanui, Christchurch			
1010.2	Robert Forsyth On Behalf Of Myself	PC14	Oppose	The submitter opposes the rezoning of Beverley Street as Medium Density Residential. The submitter requests that for any decision to remove the heritage requirements or change the zoning of Beverley Street to higher density the council undertake a traffic impact study to ensure the safety of residents and the impacts of the heritage removal.
1023.2	Cyril Warren Price	PC14	Seek Amendment	Seek that Papanui Street, Papanui, Christchurch become part of a Residential Suburban Zone restricted to urban residential living.
1052.1	Oxford Terrace Baptist Church	PC14	Seek Amendment	Clarify whether the site at 288 Oxford Terrace is HRZ or MRZ, it is currently shown as split zoning.
1061.2	Elizabeth Harris	PC14	Oppose	The submitter seeks that 31 Cashel Street and the surrounding sites be rezoned to High Density Residential.
1076.1	Dorothy Lovell-Smith	PC14	Oppose	Oppose intensification in the Hornby area.
2002.1	Daphne Robinson	PC14	Oppose	Oppose intensification zoning in leafy suburbs such as Strowan.

19 - Planning Maps > 19.2 - HRZ Zoning

Original Submission No	Submitter	Plan Change	Position	Decision Requested
15.3	Martin Jones	PC14	Seek Amendment	Do not zone Cashmere View Street or surrounds as High Density Residential Zone.
28.6	Alastair Grigg	PC14	Seek Amendment	[At the eastern end of Rugby Street, west of Papanui Road] change zone to Medium Density Residential Zone instead of High Density Residential Zone
29.2	Malcolm Leigh	PC14	Seek Amendment	That Blair Avenue in Papanui will be rezoned from High Density Residential Zoning to Medium Density Residential Zoning through the application of a Qualifying Matter.
39.1	Ilam and Upper Riccarton Residents' Association, Inc.,	PC14	Oppose	Oppose inclusion of land around the Bush Inn Shopping and Commercial Centre in Upper Riccarton in the High Density Residential Zone.
40.2	Steven & Diana Marshall	PC14	Seek Amendment	Change zoning of Helmores Lane/ Desmond Street/ Rhodes St (from Helmores to Rossall) from High Density Residential to Medium Density Residential

47.4	Laura Cary	PC14	Oppose	Oppose the introduction of the High Density Residential Zone.
51.1	Jeremy Wyn Harris	PC14	Oppose	Oppose the inclusion of Cox Street and surrounding streets in the High Density Residential Zone.
52.6	Gavin Keats	PC14	Oppose	Opposes the extent of the High and Medium Density Residential Zones around commercial centres.
55.9	Tobias Meyer	PC14	Seek Amendment	Extend High Density Residential Zone area around Central City to those within 2km, and to at least 1km around other larger commercial Centres.
60.1	Heather Duffield	PC14	Seek Amendment	Amend the zoning of the Deans Avenue area from High Density Residential to Medium Density Residential.
61.43	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Redraw the CCZ zone boundary to be the southern side of Victoria Square to be consistent with other CCZ boundary locations which do not include the park areas around the River Avon.
62.6	Thomas Calder	PC14	Seek Amendment	Amend zoning of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) from High Density Residential to Medium Density Residential.
66.1	Lisa Fabri	PC14	Seek Amendment	Amend the zoning of the farm and lifestyle blocks on John Paterson Drive [from the Rural Urban Fringe Zone] to the Medium Density Residential Zone or the High Density Residential Zone.
67.4	Rachel Davies	PC14	Seek Amendment	[Seeks to] reduce the zones for High and Medium Density to closer to the city centre - so that it is not encroaching on existing neighbourhoods in Spreydon and Hoon Hay.
67.6	Rachel Davies	PC14	Seek Amendment	Three storey housing should only be found in and close to the city centre, not in existing older suburban areas.
67.17	Rachel Davies	PC14	Seek Amendment	Develop more multistorey or terraced styled housing in new subdivisions where infrastructure can be put in place to best service these new dwellings.
67.19	Rachel Davies	PC14	Seek Amendment	Rezone and develop underutilized areas of land closer to the city into new trendy housing development - the development near the railway in the Addington Court Theatre district is a good example of this type of land.
67.21	Rachel Davies	PC14	Seek Amendment	Potentially redevelop existing large buildings into apartments e.g. Princess Margaret hospital (potentially moving the services offered there now to new premises to free up space not being used).
67.23	Rachel Davies	PC14	Seek Amendment	Develop existing crown owned land into higher density housing e.g. the old Spreydon School site
68.2	Darren Fabri	PC14	Seek Amendment	Rezone John Paterson Drive from rural to residential.
73.1	Helen Spear	PC14	Not Stated	Not stated.
74.3	Tony Rider	PC14	Seek Amendment	Amend and reduce intensification around Bush Inn/Church Corner

75.1	Sheila McLaughlin	PC14	Oppose	[That the area west of Riccarton Mall not be zoned High Density Residential - retain current zoning]
77.2	Richard McLaughlin	PC14	Seek Amendment	Amend the planning maps to change the zoning of Watford Street and the surrounding Strowan Area (Watford Street, Normans Road, Halton Street and Hawthorne Street) from High Density Residential to Medium Density Residential.
78.4	Linda Blake	PC14	Seek Amendment	Opposes requiring all building development in the Merivale HRZ zone to meet a minimum of 2 storeys
78.5	Linda Blake	PC14	Seek Amendment	Reduce the extent of [the High Density Residential Zone] so that it only applies to those areas which are on core transport routes and within 800m walk to a bus stop and which have not had residential investment since the earthquake.
84.2	Alice Mckenzie	PC14	Seek Amendment	The Old Sales Yard area south of Mayfair Street could be treated separately as it would be significantly more suited to a major and properly planned High Residential Development.
86.7	Melissa and Scott Alman	PC14	Seek Amendment	Amend the zoning of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) from High Density Residential to Medium Density Residential
90.1	Blair McCarthy	PC14	Seek Amendment	Limit the High Density Residential Zone along Papanui Road north from the Merivale commercial centre to Heaton Street/Innes Road and south from the Papanui commercial centre to Blighs Road. That the area of proposed HRZ in between, particularly around St Andrews College and east of Watford Street, be zoned Medium Density Residential instead of HRZ.
94.1	Rebecca Perkins	PC14	Oppose	Remove the areas close to Papanui Road from the High Density Residential zone, especially those that are prone to flooding and do not have nearby stormwater systems that cope with heavy rain.
95.1	Tom Gilbert	PC14	Seek Amendment	[That the extent of the proposed high density residential zone along Papanui Road be reduced, to apply only to] those properties with a street frontage to Papanui Rd - not a block back.
100.2	Mary Clay	PC14	Seek Amendment	Increases in density should be focused on the central city and around key hubs such as Riccarton or Northland
102.2	Zhijian Wang	PC14	Not Stated	Adding medium-density and high-density housing to established neighborhoods is not an ideal solution. Infrastructure will not be able to cope with demand, infrastructure improvements will be costly and impact on rates, and there will be further interruption with excavations and road closures. There will be increased concrete and asphalt footprints and reduced garden areas, affecting the natural infiltration of rainwater, increasing the burden on

				<p>infrastructure and that may cause flooding. There will be an associated impact on Christchurch's brand as a Garden City. which has taken time to develop.</p> <p>Instead, the urban-rural fringe area should be developed with medium and high density residential areas within 20-30 minutes of the City Centre. This is the ideal living and working environment where infrastructure can be planned and constructed according to the needs of the next 30 years. Funding would be from investors and developers, reducing financial pressure on the City Council and maintaining the stability of rates. Construction will not affect the traffic in the city.</p>
103.2	Damian Blogg	PC14	Seek Amendment	[That] increased density [is] focused on the central city and key hubs such as Riccarton or Northlands
104.2	Ann Clay	PC14	Seek Amendment	[That] increases in density [are] focused on the central city and aroundkey hubs such as Riccarton or Northlands
105.1	Te Whare Roimata	PC14	Seek Amendment	[Remove High Density Residential zoning in Inner City East]
106.2	Karyn Butler	PC14	Support	That the Council amends the Housing and Business Choice Plan Change 14 (PC14) from the proposed High Density Residential Zone (HRZ) in a continuous strip parallel to Papanui Road through Strowan (stretching from Papanui Road to Watford Street) to a Medium Density Residential Zone (MRZ). In particular, the residential area of Watford Street, Christchurch.
108.1	Charles Etherington	PC14	Oppose	Remove High Density Residential zoning in the inner suburbs
111.2	Andrew Butler	PC14	Seek Amendment	Amend the proposed High Density Residential Zone (HRZ) in a continuous strip parallel to Papanui Road through Strowan (stretching from Papanui Road to Watford Street) to a Medium Density Residential Zone (MRZ). In particular, the residential area of Watford Street, Christchurch
114.4	Connor Mclver	PC14	Seek Amendment	Amend the walkable catchments for the central city and other centres to 1.8km for the central city and 1.2km for the other centres.
119.2	Tracey Strack	PC14	Oppose	[<i>Helmores Lane, Desmond Street and Rhodes Street to Rossall Street</i>] this area should not be zoned highdensity.
120.1	Sandra Caldwell	PC14	Oppose	Rezone Paparoa Street from High Density Residential and Medium Density Residential to Residential Suburban.
121.29	Cameron Matthews	PC14	Seek Amendment	The area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, should be zoned for at least High Density Residential Zone, Mixed Use Zone or equivalent density, such that they are at least above baseline Medium Density Residential Zone density limits.

121.37	Cameron Matthews	PC14	Seek Amendment	Change the zoning of the area around Addington Centre and Addington MUZ to HRZ (or at least LCIP).
121.43	Cameron Matthews	PC14	Seek Amendment	Change the zoning of the area around Addington Centre and the Addington Mixed Use Zone to a High Density Residential Zone.
121.47	Cameron Matthews	PC14	Support	Around the Sydenham south commercial area, up-zone sites within blocks containing parts of Local Centre Zones from Medium Density Residential Zone to High Density Residential Zone to match the building height and density limits of the zone (i.e. to 14m).
122.2	Philip Rance	PC14	Oppose	Opposes the increased level of housing intensification in areas indicated by the Council.
130.1	Paul Cary	PC14	Oppose	That the High Density Residential Zone to be limited to the inner city and commercial areas as originally proposed.
132.2	Tiffany Boyle	PC14	Oppose	Revoke the idea of high rise housing buildings in Hornby and work to rebuild existing infrastructure to handle the current demand in the area.
140.3	Colin McGavin	PC14	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.
142.1	Sue Sunderland	PC14	Seek Amendment	[Reduce extent of High Density Residential Zone and limit to] within the four avenues or the area of Riccarton between Riccarton and Blenheim Roads.
151.1	Papanui Heritage Group	PC14	Oppose	Opposed to the High Density Residential Zone extending into the residential streets of Papanui and seek that it is greatly reduced and excludes the following streets - St James Avenue, Windermere Road, Gambia Street, Dormer Street, Perry Street, Halton Street, Paparoa Street, Rayburn Avenue and Tomes Road.
151.3	Papanui Heritage Group	PC14	Oppose	Opposed to the High Density Residential zone extending along Papanui Road
152.1	Papanui Heritage Group	PC14	Oppose	Opposed to the High Density Residential Zone extending into the residential streets of Papanui and seek that it is greatly reduced and excludes the following streets - St James Avenue, Windermere Road, Gambia Street, Dormer Street, Perry Street, Halton Street, Paparoa Street, Rayburn Avenue and Tomes Road.
152.3	Papanui Heritage Group	PC14	Oppose	Opposed to the High Density Residential zone extending along Papanui Road
153.2	Susan Peake	PC14	Oppose	That the proposed zoning for the eight Papanui Living Streets (including Grants Road, Gambia, Mary, Proctor, Frank, Wyndham, Loftus and Horner Streets) be changed from being classified as residential high density and revert to residential medium density housing [See submission attachments for reference photo].
156.3	Maureen McGavin	PC14	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.

158.2	Susan Thomas	PC14	Seek Amendment	[Remove HRZ in Dallington]
160.1	Simon Smith	PC14	Oppose	It is requested that the proposed rezoning of the eastern portion of Strowan to High Density Residential is rejected.
161.1	Marilyn Goulter	PC14	Seek Amendment	Do not zone the area around Oakhampton Street in Hornby High Density Residential Zone
164.1	James and Adriana Baddeley	PC14	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified as a Medium Density Residential zone and a Residential Character Overlay Area.
165.2	Catherine & Peter Baddeley	PC14	Seek Amendment	[That] the area consisting of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) [be zoned MRZ instead of HRZ]
166.1	Lindsay Sandford	PC14	Seek Amendment	Zoning should be introduced in a staged manner. Using Leicester Crescent in Halswall as an example, my request would be to only classify the streets immediately surrounding the nearby "Town centre zone" (which currently doesn't have a single commercial building), and the major surrounding roads as HRZ, then notify a "pathway" for streets further away (such as Leicester Crescent) to be reclassified as HRZ when a certain percentage (e.g. 50%) of housing closer to the "Town centre zone" has already been developed as higher density housing.
176.1	David Gibbons	PC14	Seek Amendment	Remove the High Density Residential Zoning on Allister Avenue and within 500m of Elmwood School on Leinster Road.
182.1	Rosanne Hawarden	PC14	Oppose	Opposes the change to the current zoning of suburban residential transitional zoning around Jane Deans Close, Riccarton. [The area in question has been zoned as a High Density Residential Zone under the proposed PC14].
185.1	Nick Dore	PC14	Seek Amendment	Oppose HRZ of block of land bounded by Papanui Road, Normans Road, Watford St and Blighs Road (Planning Map 24) Seeks this to be MDRZ (currently RS in the District Plan)
188.14	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	[That] Jane Deans Close retain[s] its current zoning of Residential Suburban Density Transition [RSDT] [instead of HRZ]
188.17	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	[That] Matai Street West including Kahikatea Lane, Nikau Place, Harakeke St to the bridge, and Kereru Lane is zoned Residential Suburban [instead of HRZ]
188.19	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	[That] the walking distances to Riccarton centre boundaries (which we understand the legislation states defines the extent of high density 6-storey residential zones)

				be reconsidered based, not on distance, but on time taken to walk to key amenities in the centre zone.
199.5	Joshua Wight	PC14	Seek Amendment	Oppose restrictions on buildings above 14 m.
205.37	Addington Neighbourhood Association	PC14	Seek Amendment	That the Spine [Brougham Street Expressway between Waltham Road and Barrington Street] and other traffic corridors be subject to lower density residential standards than the proposed provisions allow for.
206.3	Emma Wheeler	PC14	Seek Amendment	Removing St James Avenue and Windermere Road from the intensification plan.
208.1	Amie Cocking	PC14	Oppose	Reject the rule changes that allow for higher intensity residential development outside of the inner city (Four Avenues).
211.5	Pauline McEwen	PC14	Seek Amendment	That the area at the eastern end of Rugby Street be zoned Medium Density Residential instead of the proposed High Density Residential
215.3	Graham Thomas Blackett	PC14	Seek Amendment	That all of the area of St Albans north of Bealey Avenue and south of Edgeware Road be zoned Medium Density Residential [instead of High Density Residential].
216.1	Russell Wills	PC14	Seek Amendment	[No High Density Residential zone in Hornby]
220.2	Martin Snelson	PC14	Seek Amendment	Amend the High Density Residential Zone [surrounding] the proposed North Halswell town centre, to [apply] to the areas being developed and not to those newly built areas
221.2	Cynthia Snelson	PC14	Seek Amendment	Amend the High Density Residential Zone [surrounding] the proposed North Halswell town centre, to [apply] to the areas being developed and not to those newly built areas
222.2	Deans Avenue Precinct Society Inc.	PC14	Oppose	<p>Oppose High Density Residential Zoning on sites that are bounded by the following streets on Planning Map 31 and 38.</p> <ul style="list-style-type: none"> - North: Matai St East - West: Deans Ave - South: Moorhouse Ave - East: Railway line <p>Except for sites located along/facing Riccarton Road, on the Guest Accommodation block, and the old Saleyards site (they can be High Density Residential Zone).</p>

222.4	Deans Avenue Precinct Society Inc.	PC14	Support	Support these areas being High Density Residential zoning on planning maps 31 and 38: <ul style="list-style-type: none"> • the “Old Saleyards” block from south side of Mayfair to Lester • The Residential Guest Accommodation block (Chateau on the Park etc) • Properties with a boundary on Riccarton Road
229.1	Jennifer Smith	PC14	Oppose	Oppose zoning of 51 Jollie Street, Linwood as High Density Residential Zone.
232.2	Kurt Higginson	PC14	Oppose	Opposes developments in already built areas and seeks that new development areas grow into new areas,
233.11	Paul Clark	PC14	Support	Support high-density housing near the city and commercial centres.
236.4	Susan Barrett	PC14	Oppose	That rather than wholesale non-consented High Density Residential Zone developments in Christchurch's existing suburbs, it would be preferable, more cost-effective, and quicker to apply these principles to forward-thinking, well-planned green field developments (with the right transport links)
237.2	Marjorie Manthei	PC14	Not Stated	That Salisbury Street to Bealey Avenue is (not zoned High Density Residential zone) removed from the 'walkable catchment' area from the edge of the City Centre.
237.39	Marjorie Manthei	PC14	Seek Amendment	[W]ithin the High Density Residential Zone from Salisbury Street to Bealey Avenue, between Colombo and Victoria Streets, review the zoning to ensure “it takes into account how the package of zones work together” (‘Understanding and Implementing’ guide, Section 6, p28).
239.7	Andrea Floyd	PC14	Seek Amendment	[Reduce extent of medium and high density residential zones]
242.3	Property Council New Zealand	PC14	Seek Amendment	The Property Council support an increased height limit of 32 metres to areas immediately surrounding the central city. However, we recommend that this wording be changed back to how it was written in last year’s consultation document i.e., “an increased height limit of 32 metres within a walkable catchment of 800m or 10 minutes” rather than “an increased height limit of 32 metres to areas immediately surrounding the central city”.
243.1	Ravensdown Limited	PC14	Oppose	Oppose the HRZ zoning of the land to the southwest and south of the Christchurch Works (312 Main South Road). Seeks that this land is rezoned to MRZ.
252.4	Phil Ainsworth	PC14	Seek Amendment	[Do not have Medium and High Density Residential Zones in Hornby]
254.4	Emma Besley	PC14	Support	[S]upport high-density housing near the city and commercial centres.
255.3	William Bennett	PC14	Oppose	<ul style="list-style-type: none"> • That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Plan as a Medium Density

				<p>Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or,</p> <ul style="list-style-type: none"> If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential.
261.11	Maia Gerard	PC14	Support	Support high-density housing near the city and commercial centres.
262.9	Alfred Lang	PC14	Support	Support high-density housing near the city and commercial centres.
263.9	Harley Peddie	PC14	Support	Support high-density housing near the city and commercial centres.
264.11	Aaron Tily	PC14	Support	Supports high-density housing near the city and commercial centres.
265.11	John Bryant	PC14	Support	Support high-density housing near the city and commercial centres.
266.11	Alex Hobson	PC14	Support	Support high-density housing near the city and commercial centres.
267.11	Justin Muirhead	PC14	Support	Support high-density housing near the city and commercial centres.
268.11	Clare Marshall	PC14	Support	Support high-density housing near the city and commercial centres.
269.11	Yvonne Gilmore	PC14	Support	Supports high-density housing near the city and commercial centres.
270.11	Rob Harris	PC14	Support	Support high-density housing near the city and commercial centres
271.11	Pippa Marshall	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres.
272.12	Caitriona Cameron	PC14	Seek Amendment	Rattray St should be included in the MDR zone (i.e. included in the area south and west of the street).
273.11	Ian Chesterman	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres.
274.11	Robert Fleming	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres.
281.1	Mary Crowe	PC14	Seek Amendment	1. Amend the zoning of Hurley Street from High to Medium density.
282.1	Brendan McLaughlin	PC14	Seek Amendment	No suburb should be classified as a High Density Residential Zone
283.1	Damon Ross	PC14	Support	[Retain High Density Residential Zoning in the Papanui area]
285.1	Michael Skinner	PC14	Oppose	[Seeks removal of Perry Street and Rayburn Avenue in Papanui as part of the proposed High Density Residential Zone and the Town Centre Intensification Precinct.]
286.1	Millie Silvester	PC14	Oppose	Seek to rezone west side of Paparoa Street to Medium Density Residential instead, like the east side. We propose that the demarcation of High Density Residential zone be redrawn much closer to Northlands Mall. This will still allow for more housing without impacting the residents in the area, as stated above, and ruining what makes Paparoa Street a prime example of the Garden City.
287.3	Mark Nichols	PC14	Seek Amendment	Seek densification in a planned and staged way by staging the effective date of the zoning changes in for example rings coming out from the city centre and/or major

				shopping areas, so that the densification occurs in a structured way over time, rather than in a haphazard way across most of the city. This will allow for a more staged build out of the infrastructure required to support the densification.
301.2	Shayne Andreasend	PC14	Seek Amendment	Restrict the High Density Zone to INSIDE the four avenues
306.1	Matty Lovell	PC14	Seek Amendment	[That] St James Avenue, Papanui [is not zoned] High Density Residential.
316.4	Jo Jeffery	PC14	Seek Amendment	[Reduce extent of HRZ zone] Keep the height change proposal within the four avenues until such a time that further housing is required outside of that.
320.2	Mark Figgitt	PC14	Oppose	[Oppose the High Density Residential Zoning] and ensure that all high density is consented and checked for compliance across the Board.
321.3	George Hooft	PC14	Seek Amendment	[Retain existing residential zones, outside the four aves and other new designated areas]
323.2	Darryl Swann	PC14	Seek Amendment	Retain the operative District Plan zoning of land outside the Centre City.
326.1	Vivienne Boyd	PC14	Seek Amendment	That higher density housing [is not enabled] on narrow, no exit streets.
328.1	Bruce Taylor	PC14	Seek Amendment	Replace the HDRZ zoning with MDRS for all the properties on the east side of Allister Avenue [Merivale]
329.1	Dominic Mahoney	PC14	Seek Amendment	Remove High Density Residential Zoning from Perry Street [Merivale]
333.4	Eric Ackroyd	PC14	Seek Amendment	That higher density housing development be prioritised in the city centre ahead of other residential zones.
335.6	Lorraine Wilmshurst	PC14	Seek Amendment	[That] suburban areas [are not zoned] High Density Residential
342.9	Adrien Taylor	PC14	Support	[Retain proposed extent of high density residential zones]
344.17	Luke Baker-Garters	PC14	Seek Amendment	Amend plan change 14 to zone all of the central city to mixed use zoning.
345.11	Monique Knaggs	PC14	Support	Supports high-density housing near the city and commercial centres.
346.11	George Laxton	PC14	Support	I support high-density housing near the city and commercial centres.
347.11	Elena Sharkova	PC14	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
349.2	Stephen Deed	PC14	Seek Amendment	Seek to retain a height limit of 2 stories for area near Lacebarks Lane that is closed to local industrial and commercial zones.
350.8	Felix Harper	PC14	Support	[Retain proposed extent of high density residential zones]

351.7	Jono de Wit	PC14	Seek Amendment	[T]he walkable catchment distances from town centres should be increased
351.9	Jono de Wit	PC14	Seek Amendment	The area north of Riccarton road and west of Straven Road should be HRZ not MRZ
355.3	Elisabeth Stevens	PC14	Seek Amendment	Zone [all of Hawthorne Street Papanui Medium Density Residential].
361.7	James Gardner	PC14	Support	[Retain proposed extent of of high density residential zones]
362.9	Cynthia Roberts	PC14	Support	Supports high-density housing near the city and commercial centres.
364.7	John Reily	PC14	Support	Support high-density housing near the city and commercial centres.
365.10	Andrew Douglas-Clifford	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres.
366.11	Olivia Doyle	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres.
370.11	Simon Fitchett	PC14	Support	[S]upport[s] high-density housing near the city and commercial centre...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
371.7	Nkau Ferguson-spence	PC14	Support	[Retain proposed extent of high density residential zones]
372.11	Julia Tokumar	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres
372.15	Julia Tokumar	PC14	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
373.11	Mark Stringer	PC14	Support	[S]upport[s] high-density housing near the city and commercial centre...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
374.11	Michael Redepenning	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres.
375.11	Aidan Ponsonby	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres. .
376.2	Colin Gregg	PC14	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be zoned Medium Density Residential [instead of HRZ]
377.9	Toka Tū Ake EQC	PC14	Seek Amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.
379.10	Indiana De Boo	PC14	Support	[Retain proposed extent of high density residential zones]
381.3	Kate Gregg	PC14	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Pan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas.
381.5	Kate Gregg	PC14	Seek Amendment	Seeks that if Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, rezone to MRZ with additional qualifying matters including amending the sunlight access QM at medium/high density southern boundary recession plane to 45° from 3m at the boundary: and that neighbours along the southern boundaries of any proposed developments that

				involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.
382.2	Gina McKenzie	PC14	Oppose	[Seeks that] Hornby [be removed] from the list of suburbs for high density development.
384.11	Christopher Seay	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres.
387.11	Christopher Henderson	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres.
389.9	Emma Coumbe	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres
390.1	Mike Singleton	PC14	Seek Amendment	[That] the area between Deans Ave and the Railway [is zoned] Medium Density Residential [instead of] High Density Residential.
391.11	Ezra Holder	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres.
392.11	Ella McFarlane	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres.
393.11	Sarah Laxton	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres.
394.10	Lesley Kettle	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres.
395.11	Emily Lane	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres.
398.3	Jan Mitchell	PC14	Seek Amendment	Seek amendment to only apply new intensification rules to new subdivisions.
400.1	Rebecca McCullough	PC14	Seek Amendment	Amend the High Density Residential Zone to exclude Richmond.
402.2	Justin Avi	PC14	Seek Amendment	Remove Antonio Hall from the heritage list and upzone it to high density residential zone.
402.4	Justin Avi	PC14	Seek Amendment	Upzone the Future Urban Zone near the new North Halswell town centre to high density.
402.6	Justin Avi	PC14	Seek Amendment	Upzone the areas close to University and Riccarton Road.
402.7	Justin Avi	PC14	Seek Amendment	Upgrade all the areas near the main bus routes (1,3,5,7 Orbiter) to High Density Residential Zone.
402.9	Justin Avi	PC14	Seek Amendment	Remove Antonio Hall from the heritage list and upzone it to high density residential zone [265 Riccarton Road].
408.3	William Menzel	PC14	Oppose	Generally oppose High Density Residential Zone (in Durham Street North).
415.3	Blake Thomas	PC14	Support	[S]upport[s] high-density housing near the city and commercial centre...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
416.4	Anake Goodall	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
418.3	Zoe McLaren	PC14	Support	[S]upport[s] the changes to replace zones with medium/high density zones.

423.1	Mark Aneil	PC14	Seek Amendment	Amend the planning maps to remove Pitt Place, St Albans from High Density Residential.
425.3	Tom King	PC14	Support	[S]upport[s] changes to manage and set controls/requirements around increasing housing density, particularly in suburban area's.
426.1	Pat Mason	PC14	Seek Amendment	[That the] existing suburbs [are not zoned for High Density]
433.2	John Dunford	PC14	Seek Amendment	That the whole zoning is restricted to the CBD areas within the four avenues.
437.2	David Allan	PC14	Seek Amendment	[Reduce extent of HRZ] High ...density housing should only be permitted in the central city and in large tracts of land that were designed for that purpose.
440.6	Sandi Singh	PC14	Support	Support the location of high density residential zone near the centre city.
444.1	Joseph Corbett-Davies	PC14	Seek Amendment	Apply the local/large local intensification zone to more areas surrounding neighbourhood centres, such as streets adjacent to Colombo / Strickland shops.
445.6	Alison Dockery	PC14	Oppose	Oppose the application of High Density Residential Zone to any areas beyond 3kms of the central city.
452.4	Carolyn Mulholland	PC14	Oppose	Opposes Medium and/or High Density Residential zoning in Amyes Road, Hornby
454.1	Steve Hanson	PC14	Seek Amendment	That 3-6 story buildings are enabled in the CBD only.
465.3	Stuart Roberts	PC14	Seek Amendment	[Limit extent of HRZ to within the four avenues]
467.1	Jillian Schofield	PC14	Oppose	[O]ppose[s] the change in height restrictions that have been proposed and the number of buildings per section in Hornby and surrounding areas [such as] Hei Hei.
476.2	Rob Seddon-Smith	PC14	Support	[S]upport[s] the planned areas of intensification.
480.3	Selma Claridge	PC14	Seek Amendment	[That] Harris Crescent [Papanui, retains its operative zoning instead of High Density Residential]
485.2	John Buckler	PC14	Seek Amendment	Change 45 St. Albans Street to a Medium Density Residential zone or preserve current sunlight.
494.1	Ann Kennedy	PC14	Oppose	Amend zoning for Paparoa Street and Perry Street from High Density Residential to Medium Density Residential Zone.
498.2	Hone Johnson	PC14	Oppose	Oppose all higher density zoning changes
502.1	Kyri Kotzikas	PC14	Oppose	Oppose the zoning of High Density Residential for Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street), and seek that it be Medium Density Residential zone.
503.11	Jamie Lang	PC14	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

505.4	Jarred Bowden	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
507.8	Paul Young	PC14	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
509.2	Geoffrey Rice	PC14	Oppose	That the High-Density Residential Zone designation along Papanui Road will be abandoned.
510.5	Ewan McLennan	PC14	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
512.12	Harrison McEvoy	PC14	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
515.11	Zachary Freiberg	PC14	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
516.11	Jessica Nimmo	PC14	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
517.11	Alex McNeill	PC14	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
519.4	James Carr	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
520.11	Amelie Harris	PC14	Support	I support high-density housing near the city and commercial centres.
521.11	Thomas Garner	PC14	Support	I support high-density housing near the city and commercial centres.
522.11	Lisa Smailes	PC14	Support	I support high-density housing near the city and commercial centres.
523.4	Adam Currie	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres..seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
524.11	Daniel Tredinnick	PC14	Support	Supports high-density housing near the city and commercial centres.
525.11	Gideon Hodge	PC14	Support	[Retain] high density [zoning] near the city and commercial centres.
527.11	Kaden Adlington	PC14	Support	Support high-density housing near the city and commercial centres.
529.11	Daniel Carter	PC14	Support	Support high-density housing near the city and commercial centres.
530.2	Chris Wilison	PC14	Seek Amendment	[Seeks that the area identified as] Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street), be rezoned as Medium Density Residential Zone as opposed to the proposed High Density Residential Zone under PC14.
531.4	Claire Cox	PC14	Support	[S]upport high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
532.10	Albert Nisbet	PC14	Support	[Retain proposed extent of high density residential zones]

533.11	Frederick Markwell	PC14	Support	[Supports] high-density housing near the city and commercial centres.
537.9	Matt Johnston	PC14	Support	Supports high-density housing near the city and commercial centres.
538.4	Barnaba Auia	PC14	Support	Support high-density housing near the city and commercial centres.
539.4	Lucy Hayes	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
545.3	James Hoare	PC14	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
546.4	Benjamin Maher	PC14	Support	Support High Density housing.
547.4	Amanda Ng	PC14	Support	[S]upport high-density housing near the city and commercial centres.
548.4	Ethan Gullery	PC14	Support	[S]upport high-density housing near the city and commercial centres.
549.4	Tineek Corin	PC14	Support	[S]upport high-density housing near the city and commercial centres.
550.4	Sam Mills	PC14	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
551.4	Henry Seed	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
552.4	David Moore	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
553.12	Josh Flores	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
554.12	Fraser Beckwith	PC14	Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
555.12	James Cunniffe	PC14	Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
557.8	Peter Beswick	PC14	Seek Amendment	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
558.8	Jan-Yves Ruzicka	PC14	Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
558.9	Jan-Yves Ruzicka	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
559.12	Mitchell Tobin	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
559.14	Mitchell Tobin	PC14	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
560.12	Reece Pomeroy	PC14	Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

560.14	Reece Pomeroy	PC14	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
561.2	Deidre Rance	PC14	Seek Amendment	[No high density zone in the Strowan area]
562.14	Rob McNeur	PC14	Seek Amendment	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
563.10	Peter Cross	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
564.2	Rachel Hu	PC14	Seek Amendment	[Standardise the MRZ and HRZ zones] e.g., choose for developers to have a clear guideline for 3-storeys or 6-storeys. Or at least make it more standard per suburb than every street block.
565.11	Angela Nathan	PC14	Support	Supports high-density housing near the city and commercial centres.
566.10	Bruce Chen	PC14	Support	Supports high-density housing near the city and commercial centres.
568.11	Hazel Shanks	PC14	Support	Supports high-density housing near the city and commercial centers.
570.11	Christine Albertson	PC14	Support	[Supports] high-density housing near the city and commercial centres.
571.11	James Harwood	PC14	Support	[Supports] high-density housing near the city and commercial centres.
571.33	James Harwood	PC14	Support	I support high-density housing near the city and commercial centres.
572.11	Yu Kai Lim	PC14	Support	[Supports] high-density housing near the city and commercial centres.
573.11	Jeff Louttit	PC14	Support	[Seeks] high-density housing near the city and commercial centres [be retained].
574.11	Henry Bersani	PC14	Support	[Seeks] high-density housing near the city and commercial centres [be retained].
575.11	Jeremy Ditzel	PC14	Support	[Seeks high-density housing near the city and commercial centres [be retained].
576.7	Juliette Sargeant	PC14	Support	Retain high-density housing near the city and commercial centres.
577.12	James Robinson	PC14	Support	Support high-density housing near the city and commercial centres.
578.11	Jamie Dawson	PC14	Support	Support high-density housing near the city and commercial centres.
584.1	Claudia M Staudt	PC14	Oppose	Oppose High Density zoning of property at 21 Helmores Lane, and surrounding area bounded by, Holmwood Road, Rossall Street, Hagley Park and Fendalton Road (Planning Map 31 and CC) Seeks this to be rezoned Medium Density, and/or to also be regarded as a new QM Residential Character Area (as per pervious SAM 8)
585.2	Nick Brown	PC14	Seek Amendment	[That the area of Strowan between] Heaton Street/Innes Road and Blighs Road [be zoned MRZ instead of HRZ]
586.5	Joe Clowes	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres.
587.11	Ciaran Mee	PC14	Support	Support high-density housing near the city and commercial centres.
588.11	David Lee	PC14	Support	I support high-density housing near the city and commercial centres.
589.11	Krystal Boland	PC14	Support	Support high-density housing near the city and commercial centres.

590.11	Todd Hartshorn	PC14	Support	I support high-density housing near the city and commercial centres.
591.11	Helen Jacka	PC14	Support	Support high-density housing near the city and commercial centres.
594.3	Hao Ning Tan	PC14	Seek Amendment	Seek that the Council enables 6 to 10 storeys for residential buildings near commercial centres.
595.9	Logan Sanko	PC14	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres
596.9	Hayley Woods	PC14	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
597.9	Karl Moffatt-Vallance	PC14	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
598.9	Caleb Sixtus	PC14	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
600.5	Maggie Lawson	PC14	Support	[Retain proposed extent of high density residential zones]
601.9	Jack Hobern	PC14	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
602.9	Devanh Patel	PC14	Support	[S]uggest council to push 35 stories instead of 10 in city centre.
603.9	Evan Ross	PC14	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
604.9	Daniel Morris	PC14	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
605.5	Benjamin Wilton	PC14	Seek Amendment	Limit intensification as described to within a 1.2km radius of the Christchurch CBD.
606.9	Alanna Reid	PC14	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
612.8	Hamish McLeod	PC14	Support	[Retain proposed extent of High Density Residential zones]
613.8	Noah Simmonds	PC14	Support	[Retain proposed extent of High Density Residential zones]
622.7	Ella Herriot	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
623.9	Peter Dobbs	PC14	Seek Amendment	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
624.10	Daniel Scott	PC14	Support	[Supports] high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
628.7	Tom Crawford	PC14	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

628.8	Tom Crawford	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
631.4	Matt Pont	PC14	Support	Support high-density housing near the city and commercial centres. Seek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
634.6	Georgia Palmer	PC14	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
636.1	Rod Corbett	PC14	Oppose	The submitter requests that the current zoning for the block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line be retained as it is currently: Suburban Residential Transitional Zone.
637.5	James Ballantine	PC14	Support	Support High Density Zone near city and commercial centres.
638.4	Central Riccarton Residents' Association Inc	PC14	Seek Amendment	[That intensification is only enabled] in the Central City, defined as The Core and The Frame.
639.4	Rory Evans Fee	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
643.11	Keegan Phipps	PC14	Support	I support high-density housing near the city and commercial centres.
646.11	Archie Manur	PC14	Support	Supports high-density housing near the city and commercial centres.
647.2	Michael Palmer	PC14	Seek Amendment	[Limit HRZ to the city centre and inner] suburbs surrounding the city centre.
654.4	Wendy Fergusson	PC14	Seek Amendment	[Reduce extent of HRZ] Walkable catchment should be 10mins max.
655.11	Daymian Johnson	PC14	Support	Support high-density housing near the city and commercial centres.
656.11	Francesca Teague-Wytenburg	PC14	Support	High-density residential buildings near the city and commercial centers.
658.4	Ben Thorpe	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
661.4	Edward Parkes	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
662.4	Bryce Harwood	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
664.4	Catherine & Peter Morrison	PC14	Oppose	Seeks residential special character overlay in Desmond Street and the close surrounding streets of Helmores Lane and Rhodes Street up to Rossall Street.
666.3	Cooper Mallett	PC14	Seek Amendment	Make all the tall buildings in the middle of the city.

668.1	Keri Murison	PC14	Seek Amendment	Amend the zoning of Strowan from HRZ to MRZ
677.2	Donna Kenton-Smith	PC14	Oppose	[Opposes] the planned intensification plans for Merivale.
678.6	Logan Clarke	PC14	Seek Amendment	Seek a change of all the zoning within 500 m of Riccarton road (from Church Corner) and Papanui Road (to Northlands) to High density.
679.6	Tony Dale	PC14	Oppose	Jane Deans Close should retain its current zoning of Residential Suburban Density Transition.
686.2	Robyn Thomson	PC14	Seek Amendment	Riccarton is rezoned Medium Density Residential
687.1	Hamish Ritchie	PC14	Seek Amendment	Does not support the zoning proposed under [Plan Change] 14 for 75 & 77 Rattray Street to be High Density Residential
692.9	David Murison	PC14	Seek Amendment	[I]dentify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as MRZ not HRZ as proposed in PC14, as the impact on infrastructure demand and amenity values under HRZ is significantly greater than under MRZ.
693.9	Henri Murison	PC14	Seek Amendment	[U]rge Council to identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as MRZ not HRZ as proposed in PC14, as the impact on infrastructure demand and amenity values under HRZ is significantly greater than under MRZ.
696.3	Terence Sissons	PC14	Seek Amendment	Limit the HDRZ to the central city area and provide for MDRZs around the suburban shopping centres
701.12	Ian McChesney	PC14	Seek Amendment	[That Rattray Street in Riccarton is zoned MRZ instead of HRZ]
707.1	Isobel Foyle	PC14	Oppose	[T]he demarcation of High Density Residential zone should be redrawn much closer to Northlands Mall.
707.2	Isobel Foyle	PC14	Seek Amendment	[T]o rezone the area from High Density and commission a study of how suitable the land in Christchurch actually is for housing higher than two stories, especially as the Alpine Fault is now due for rupture.
707.3	Isobel Foyle	PC14	Seek Amendment	To Change the zoning of High Density Zone on Paparoa Street to MDZ or RS
708.5	Lauren Gibson	PC14	Oppose	[Opposes intensification plan change and in particular for 19a Russell Street]
709.5	Philippa Tucker	PC14	Oppose	That the northeast side of Windermere Road is not zoned High Density Residential
711.2	Andrea Williams	PC14	Oppose	Amend residential zoning in Hornby from HDZ and MDZ to RS.
713.11	Girish Ramlugun	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

714.7	Russell Stewart	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
715.11	Sara Campbell	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
717.11	Jonty Coulson	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
718.11	Gareth Holler	PC14	Seek Amendment	Focus housing intensification within the Four Avenues. Development of a range of high-density housing / apartment options to varying specifications should be encouraged in the CBD and not suburbia.
719.11	Andrew Cockburn	PC14	Support	Support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
721.4	Ethan Pasco	PC14	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
724.8	Alan Murphy	PC14	Support	Supports high-density housing near the city and commercial centres. Seeks that the council enable 6 to 10 storeys for residential buildings near commercial centres.
727.6	Birdie Young	PC14	Support	[Retain] high-density housing near the city and commercial centres.
731.1	Heather McVicar	PC14	Oppose	Remove the 'walkable catchment of the city centre' from Salisbury Street to Bealey Ave, including Peacock Street.
733.13	Michael Hall	PC14	Support	[Retain] high-density housing near the city and commercial centres.
738.10	Pim Van Duin	PC14	Support	I support high-density housing near the city and commercial centres.
740.3	Woolworths	PC14	Support	Except as otherwise modified by this submission, including amended zoned boundaries associated with the North Halswell Town Centre zone and St Albans (Neighbourhood / Local) Centre zone, retain amended residential zoning and nomenclature.
743.3	Matthew Gibbons	PC14	Seek Amendment	Higher density near the airport should be allowed - people can install sound proofing. Perimeter block housing should be easier.
743.8	Matthew Gibbons	PC14	Seek Amendment	Zone more HDZ.
746.2	Simon Fowke	PC14	Oppose	Do not Re-Zone Paparoa Street to High Density
748.2	Karen Fowke	PC14	Oppose	Reject High Density Dwellings in Paparoa Street
749.2	Ryman Healthcare Limited	PC14	Seek Amendment	[That] 20 Radcliffe Road, Northwood (Northwood site) is rezoned from Town Centre Zone (TCZ) to High Density Residential (HRZ)
751.95	Christchurch City Council	PC14	Seek Amendment	Change [zoning at 35 Hanmer Street (Map 32)] from HRZ to MRZ.

751.109	Christchurch City Council	PC14	Seek Amendment	[Remove any HRZ zoning within the Tsunami Management Area Overlay]
751.111	Christchurch City Council	PC14	Seek Amendment	Remove HRZ [from 114 Mackworth Street and 180 Smith Street (map 39)]. Instead, zone those properties RSDT. [Refer to ATTACHMENT 23] Also remove the Town Centre Intensification Precinct from any residential site notzoned HRZ.
751.140	Christchurch City Council	PC14	Seek Amendment	OverMRZ area [at 160 Langdons Road, Map 24] change zoning to HRZ and applyTCIP [Refer to ATTACHMENT 42].
751.142	Christchurch City Council	PC14	Seek Amendment	Remove[Large Local Centre Intensification Precinct] from MRZ sites [at BeverleyStreet / Papanui Road, Map 31] and apply the LLCIP to the HRZ site within.[Refer to ATTACHMENT 43].
752.11	Amanda Smithies	PC14	Support	support high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
753.11	Piripi Baker	PC14	Support	[Supports] high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
754.11	Alex Shaw	PC14	Support	[Supports] high-density housing near the city and commercial centres and seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
755.2	Margaret Stewart	PC14	Oppose	Remove High Density Residential zoning.
757.1	Kay and Megan Mintrom and Pearce	PC14	Oppose	Retain existing zoning of 30 Sawtell Place, Northcote.
760.25	ChristchurchNZ	PC14	Seek Amendment	At 2 Barnett Ave and 14 Johnson Street: <ul style="list-style-type: none"> • Rezone all of Lot 5 DP537999 (as at 12 May 2023) to HRZ (Large Local Centre Precinct) instead of part HRZ (Large Lot Local Centre Precinct and part MUZ). • Retain the proposed zoning of Lot 3 DP 537999 (as at 12 May 2023) as HRZ (Large Local Centre Precinct)

761.1	Mark Thompson	PC14	Oppose	<p>[Seeks] that:</p> <ul style="list-style-type: none"> - Intensification of [the] area south of Bealey Avenue, central city is scrapped. - [that] Plan Change 14 be scrapped in [its] entirety and - The following actions taken by Council: <ul style="list-style-type: none"> a) A referendum for the people of Christchurch so they can decide if that want this level of intensification. b) Commission a social impact assessment that can articulate the impact and costs of intensification across different parts of Christchurch.
768.4	Mark Darbyshire	PC14	Support	Supports HRZ near commercial centres as proposed.
771.1	Sarah Griffin	PC14	Seek Amendment	[Limit HRZ to] an area which makes more sense, such as central Riccarton and the outskirts of the immediate city.
772.3	Robert Braithwaite	PC14	Oppose	<p>1. Lower Medium Density rules for the immediate residential area similar to those that apply under the current zoning to:</p> <ul style="list-style-type: none"> - retain the character, amenity and scale of this residential area and - retain Sunlight Access to smaller lots
785.1	Vanessa Wells	PC14	Seek Amendment	[Seeks] that the high-density area be restricted to the commercial area surrounding Northlands Mall, to the north of Main North Road and Harewood Road. From Main North Road southeast should remain medium density housing. There is plenty yet to be in-filled for future generations, which will still retain the special character of the suburb.
787.1	Peter Heffernan	PC14	Oppose	Delete high density zoning for Halliwell Avenue, Papanui
788.2	Marc Duff	PC14	Seek Amendment	(Seeks that) High Density can not extend more than 10km from the Centre of Christchurch
788.3	Marc Duff	PC14	Oppose	Remove HRZ from area surrounding Ravensdown Hornby a Fertiliser factory
788.7	Marc Duff	PC14	Seek Amendment	Remove High Residential Zoning from areas adjacent to schools.
788.10	Marc Duff	PC14	Support	<p>Supports MRZ zoning in Hornby.</p> <p>Change HRZ to MRZ zoning.</p>

794.2	Greg Partridge	PC14	Seek Amendment	<p>The submitter requests that the area of South Richmond be made exempt from housing intensification via a qualifying matter due to natural hazard risks, in particular risk from future earthquakes and flooding.</p> <p>Its proximity to the Red Zone and the propensity for the land in this area to suffer significant structural damage when the Southern Fault Line ruptures (or the Christchurch Fault or Greendale Fault ruptures again) means it would be foolhardy of the Council to allow increased intensification to proceed in this part of the city.</p>
805.24	Waka Kotahi (NZ Transport Agency)	PC14	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.
805.38	Waka Kotahi (NZ Transport Agency)	PC14	Seek Amendment	Increase the walkable catchment to 1500m.
807.4	Howard Pegram	PC14	Oppose	Remove blanket MDRS across the city.
808.6	Josh Garmonsway	PC14	Seek Amendment	[S]eek[s] that council enable 6 to 10 storeys for residential buildings near commerical centres.
810.1	Regulus Property Investments Limited	PC14	Seek Amendment	[That the property] located at 149 Waimairi Road and surrounding properties are rezoned to High Density Residential [instead of Medium Density Residential]
814.240	Carter Group Limited	PC14	Oppose	Oppose the HRZ zoning for 332 Oxford Street. Seek that this be rezoned to Commerical Central City Mixed Use Zone.
817.2	Elizabeth Harris	PC14	Seek Amendment	Rezone the submitters site at s 850-862 Colombo Street and 139 Salisbury Street from High Density Residential to Central City Mixed Use
822.2	Naxos Enterprises Limited and Trustees MW Limited	PC14	Seek Amendment	Seeks the rezoning of 14 Field Terrace, Upper Riccarton from MRZ to HRZ.
827.4	MGZ Investments Limited	PC14	Support	Approve plan change in line with NPS-UD
827.9	MGZ Investments Limited	PC14	Seek Amendment	Rezone 65 Parkston Avenue, Ilam and surrounding area from Medium Density to High Density.
830.1	Catherine Gallagher	PC14	Seek Amendment	Limit [the extent of] the High Density Residential Zone to north from Merivale centre to Heaton Street / Innes Road, and south from Papanui commercial centre to Blighs Road, and not extending the High Density Residential Zone along that stretch of Papanui Road through the Strowan suburb.
831.1	Anthony Gallagher	PC14	Seek Amendment	Limit[the extent of] the High Density Residential Zone north from Merivale centre to Heaton Street / InnesRoad, and south from Papanui commercial centre to Blighs

				Road and not extending the High Density Residential Zone along this stretch of Papanui Road through the Strowan suburb.
832.11	Finn Jackson	PC14	Support	[Supports] high-density housing near the city and commercial centres.
835.14	Historic Places Canterbury	PC14	Seek Amendment	The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.
836.1	Andrew James Kerr	PC14	Oppose	Oppose HRZ zoning of Strowan (from Papanui Road to Watford Street).
837.11	Sylvia Maclaren	PC14	Support	[Supports] high-density housing near the city and commercial centres.
838.1	Georgie McLaughlin	PC14	Oppose	Opposes HRZ in Strowan (Halton Street, Hawthorne Street, Watford Street, Normans Road). Seeks that it be changed to MRZ.
839.11	Jacinta O'Reilly	PC14	Support	[Supports] high-density housing near the city and commercial centres.
840.11	Rosa Shaw	PC14	Support	[Supports] high-density housing near the city and commercial centres.
841.7	Jess Gaisford	PC14	Support	I support high-density housing near the city and commercial centres.
843.11	Allan Taunt	PC14	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
844.11	Hayden Smythe	PC14	Support	[S]upports high-density housing near the city and commercial centres.
845.6	Christopher Evan	PC14	Oppose	[Seeks that] Christchurch City Council accepts the new Government rules and laws
846.8	Lauren Bonner	PC14	Support	[S]upports high-density housing near the city and commercial centres.
847.11	Will Struthers	PC14	Support	I support high-density housing near the city and commercial centres.
851.14	Robert Leonard Broughton	PC14	Seek Amendment	[Seek] the walking distances to Riccarton centre boundaries (which we understand the legislation states defines the extent of high density 6-storey residential zones) be reconsidered based, not on distance, but on time taken to walk to key amenities in the centre zone. The centre of Riccarton should be taken as the CCC Community Centre in Clarence Street.
852.3	Christchurch International Airport Limited (CIAL)	PC14	Seek Amendment	Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.
859.12	Ministry of Housing and Urban Development	PC14	Seek Amendment	Increase the walkable catchments and spatial extent of the following types of commercial centres by at least 200 metres: a. medium local centres; b. large local centres; c. town centres; d. large town centres.
860.1	Sally & Declan Bransfield	PC14	Support	Supports High Density Residential Zone in proximity to schools, shops, public transport routes, hospitals around Hagley Park.

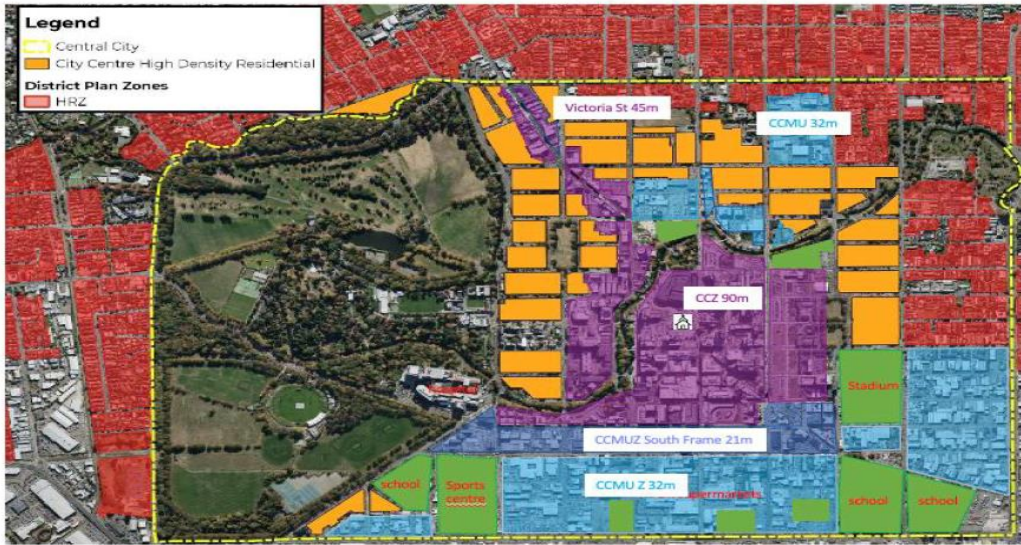
861.1	Julie Robertson-Steel	PC14	Seek Amendment	Seek that the entire St Albans area between Bealey Avenue and Edgeware Road should be designated a Medium Density Residential Zone.
861.3	Julie Robertson-Steel	PC14	Seek Amendment	Seek amendment to keep high density residential development area within the Four Avenues.
863.1	Stuart James Irvine	PC14	Oppose	Oppose HRZ of Strowan area, west of Papanui Road.
864.6	Douglas Corbett	PC14	Seek Amendment	High Density housing in Central City only
865.1	Rogen Lough	PC14	Oppose	Oppose the HRZ zoning for the block to the south of Mayfair Street. Retain as open space.
868.1	Maureen Kerr	PC14	Seek Amendment	[O]ppose[s] the introduction of High Density Residential Developments within the area Papanui Road to Watford Street and seeks that the Council revise this proposal.
869.1	Dawn E Smithson	PC14	Seek Amendment	[That] the eastern blocks of Strowan from Normans Road to Blighs Road [be zoned MRZ instead of HRZ]
870.19	Susanne Antill	PC14	Oppose	Oppose replacing existing residential zones in the city with two new ones - a medium density zone and a high density zone.
871.1	Scott Tindall	PC14	Seek Amendment	[That the Hornby area is not zoned HRZ]
876.12	Alan Ogle	PC14	Seek Amendment	[Seeks that] Jane Deans Close should retain its current zoning of Residential Suburban Density Transition [RSDT] which provides for low to medium density residential housing.
876.14	Alan Ogle	PC14	Seek Amendment	[Apply a qualifying matter to] both sides of Matai St West from Straven Rd east to the railway line, including the area north to the Avon River. [There] should be a Qualifying Matter restricting further residential intensification.
877.2	Otautahi Community Housing Trust	PC14	Support	Retain HRZ over areas where HRZ is proposed in PC14 as notified.
885.1	Peter Dyhrberg	PC14	Seek Amendment	[That] the areas of the city north of Armagh Street and between Fitzgerald Avenue to the East and Madras Street to the West ..be zoned as a Medium Density Residential [instead of] High Density Residential.
886.3	Helen Broughton	PC14	Oppose	Oppose HRZ for Matai Street, Christchurch Boys High School and Straven Street, Riccarton.
888.1	David Smithson	PC14	Seek Amendment	That the Council change the HRZ which is proposed for the eastern blocks of Strowan from Normans Road to Blighs Road to MRZ.
889.1	Susanne Elizabeth Hill	PC14	Support	Supports HRZ near city centre, opposes location in outer suburbs.
890.1	Graham William Hill	PC14	Oppose	Opposes HRZ in Strowan, particularly 85 Normans Road.
891.1	Alan John David Gillies	PC14	Seek Amendment	[That] the High Density Residential Zone proposed for the Strowan Residential blocks from Normans to Blighs Road be changed to a Medium Density Residential Development zone.

892.1	Wayne Robertson	PC14	Seek Amendment	[Restrict] the High Density Residential Zone to within the four avenues, and where new subdivisions/whole areas are developed outside the four avenues
894.2	Jacq Woods	PC14	Seek Amendment	Replace HRZ with MRZ on Strowan blocks west of Papanui Road from Normans Road to Blighs Road, along Watson Road.
895.1	Tim Priddy	PC14	Seek Amendment	That the proposed High Density Residential Zone (HRZ) for the blocks in the Strowan area, west of Papanui Road, from Normans Road to Blighs Road be revised to Medium Density Residential Zone (MRZ).
896.2	Claire Coveney	PC14	Seek Amendment	Seeks that all high density housing is located near cycleways and rail corridors, and away from wetlands and rivers.
898.1	Denis McMurtrie	PC14	Seek Amendment	[That the HRZ around Northlands does not extend south of Harewood Road and Main North Road]
901.11	John Hudson	PC14	Seek Amendment	Change Watford St from HRZ to MRZ
901.12	John Hudson	PC14	Seek Amendment	Change Watford St from HRZ to MRZ
901.13	John Hudson	PC14	Seek Amendment	Change Watford St from HRZ to MRZ
902.2	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[That HRZ is not applied to any area currently zoned Residential Suburban, Residential Medium Density or Residential Suburban Density Transition]
902.27	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[That the HRZ in the] Deans Avenue Precinct [that] covers the area from Matai Street East to Blenheim Road and from Deans Avenue to the Railway line [is limited to] the former Addington saleyards site; [and that the remainder of the area is zoned MRZ].
902.32	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[That all sites within the Riccarton Bush Interface Area and on Matai Street] retain Suburban Density Zoning. [Note: Area includes sought extension to RBI: The southern side of Rata Street to Rimu Street and Kauri Street; Kahu Road opposite the entrance to Riccarton House; The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side; all [both sides of] Ngahere Street [and] Girvan Street; Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses; the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association].
902.34	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[That] the area from Matipo Street to the Railway line [is not zoned HRZ].

903.11	Danne Mora Limited	PC14	Seek Amendment	Amend the High Density Residential Zone boundary to stop at Manarola Road with all land to the south owned by Spreydon Lodge Limited to be zoned FUZ, including Lot 3000 DP 575180, Lot 121 DP 514750 and Lot 120 DP 514570.
905.2	Declan Bransfield	PC14	Seek Amendment	[That all areas in Riccarton and] around Deans Bush be [zoned] High Density [Residential]
914.1	Davie Lovell-Smith Ltd	PC14	Oppose	Oppose in part: Provide clearer reasoning for the choices made in determining the boundaries of the High Density Zone [relates to defining and measuring walkable catchments].
1004.4	Sally Dixon On Behalf Of 17 Bellvue Avenue, Papanui, Christchurch	PC14	Oppose	Oppose intensification on Windermere Rd and St James Avenue - [adjoining Papanui War Memorial Avenue heritage item #1459]
1016.2	Waipapa Papanui-Innes-Central Community Board	PC14	Seek Amendment	Rezone high density zone between Chester Street East and Fitzgerald Ave to Residential Heritage Area.
1023.3	Cyril Warren Price	PC14	Seek Amendment	Seek that Paparoa Street, Papanui, Christchurch become part of a Residential Suburban Zone restricted to urban residential living.
1042.1	Mark Enfield	PC14	Support	Support the zoning of HRZ on Bampton Street, Dallington.
1044.1	Paul Scott On Behalf Of myself and my wife Linda Scott	PC14	Oppose	Oppose HRZ along St James Avenue, Papanui.
1049.11	Dylan Lange	PC14	Support	Support high-density housing near the city and commercial centres.
1050.1	Papanui Heritage Group	PC14	Oppose	Oppose the HRZ zoning for Memorial Avenues (St James Avenue, Dormer, Perry Street, Gambia Street, Halton Street, Tomes Road, and one side of Windermere Road).
1052.2	Oxford Terrace Baptist Church	PC14	Seek Amendment	Clarify whether the site at 288 Oxford Terrace is HRZ or MRZ, it is currently shown as split zoning.
1076.2	Dorothy Lovell-Smith	PC14	Oppose	Oppose intensification in the Hornby area.
2002.2	Daphne Robinson	PC14	Oppose	Oppose intensification in leafy suburbs such as Strowan.

19 - Planning Maps > 19.3 - Commercial Zoning

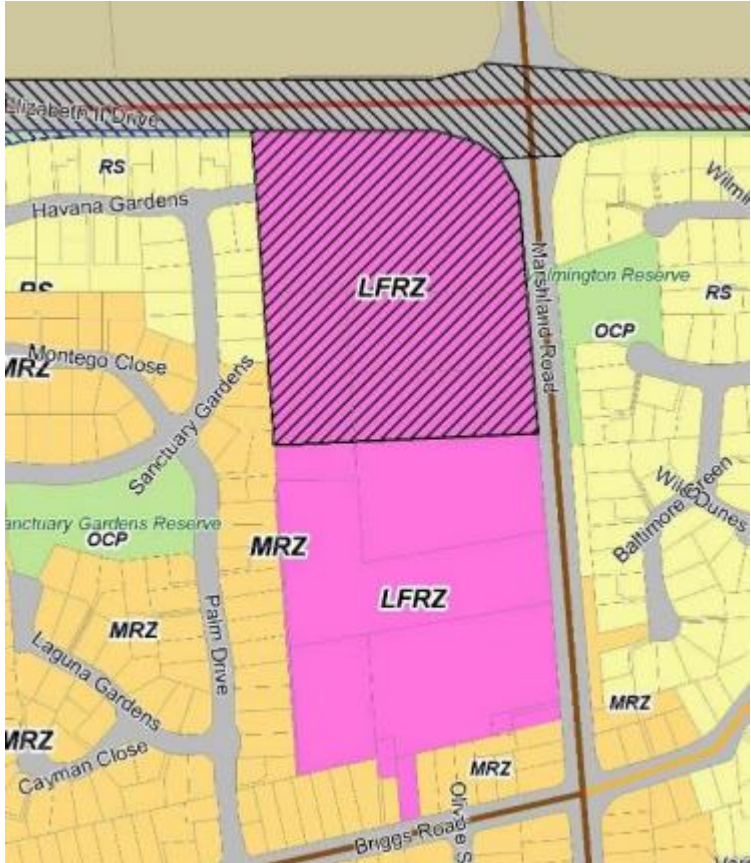
Original Submission No	Submitter	Plan Change	Position	Decision Requested
2.6	Greg Olive	PC14	Oppose	Rezone site at 419 Halswell Junction Road to Mixed Use rather than MDZ
51.2	Jeremy Wyn Harris	PC14	Seek Amendment	Focus on low carbon intensification of the Central City rather than in suburban neighbourhoods.

52.7	Gavin Keats	PC14	Oppose	Opposes the extent of the High and Medium Density Residential Zones around commercial centres.
55.16	Tobias Meyer	PC14	Support	Supports Addington as a Local Centre
61.42	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Redraw the CCZ zone boundary to be the southern side of Victoria Square to be consistent with other CCZ boundary locations which do not include the park areas around the River Avon.
61.48	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	<p>Reduce the extent of the CCZ core to encourage a compact core with the north and north west boundary returning to be the southern eastern corner of Victoria Square, and the North Frame reinstated from the Kilmore/Victoria/Durham St intersection. Refer to figure 5 of submission.</p>  <p>Figure 5</p> <p>Showing the zoning that VNA would like to see changed for Victoria St as part of PC14 – the restoration of the North Frame/Fringe as shown in light purple which incorporates mixed use and a height limit of 21m to be consistent with the South Frame.</p>
74.2	Tony Rider	PC14	Support	Support for Bush Inn's/Church Corner zoning as a Local Centre Zone and not Town Centre Zone.
121.24	Cameron Matthews	PC14	Seek Amendment	Change Addington to a Medium Local Centre.
121.25	Cameron Matthews	PC14	Seek Amendment	Lyttleton should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.
121.33	Cameron Matthews	PC14	Seek Amendment	Sumner should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.

121.34	Cameron Matthews	PC14	Seek Amendment	Wigram should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.
121.40	Cameron Matthews	PC14	Seek Amendment	Around the Sydenham south commercial area, up-zone sites within blocks containing parts of this commercial centre to match the building height and density limits of the zone (i.e. to 14m).
121.44	Cameron Matthews	PC14	Seek Amendment	Change the zoning of the area around Addington Centre and the Addington Mixed Use Zone to a High Density Residential Zone.
121.45	Cameron Matthews	PC14	Seek Amendment	The area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, should be zoned for at least High Density Residential Zone, Mixed Use Zone or equivalent density, such that they are at least above baseline Medium Density Residential Zone density limits.
132.3	Tiffany Boyle	PC14	Oppose	Revoke the idea of high rise housing buildings in Hornby and work to rebuild existing infrastructure to handle the current demand in the area.
133.1	Aaron Peck	PC14	Seek Amendment	To reconsider if there should be high density development allowed around Barrington Mall like other local centres.
140.2	Colin McGavin	PC14	Seek Amendment	[That] Papanui is designated a [Local Centre instead of a Town Centre]
156.2	Maureen McGavin	PC14	Seek Amendment	That Papanui is designated a [Local Centre instead of a Town Centre]
188.3	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.
188.26	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	[That the extent of the Riccarton commercial zone is reduced, to end at Picton Ave]
226.3	Graeme McNicholl	PC14	Oppose	Rezone Addington, Sydenham and Phillipstown to mixed use commercial with apartment living above.
242.12	Property Council New Zealand	PC14	Support	Support the proposed amendments that seek to rezone Industrial General Zoned land within proximity of the central city to Commercial Mixed Use.
249.1	City Salvage	PC14	Seek Amendment	Re-zone the residential portion of 544 Tuam Street and the adjoining land at 102-104 Mathesons Road, to Local Centre .
258.7	Stephen Bryant	PC14	Seek Amendment	Re-designate Merivale a Medium Town Centre.

259.1	Ara Poutama Aotearoa	PC14	Support	Retain the proposed Local Centre Zone for Rāwhiti Community Corrections, 296 Breezes Road, Aranui.
259.2	Ara Poutama Aotearoa	PC14	Support	Retain the proposed Town Centre Zone for Winston Avenue Community Corrections, 16 Winston Avenue, Papanui.
260.8	Scentre (New Zealand) Limited	PC14	Seek Amendment	Riccarton should be recognized as a Metropolitan Centre in the District Plan to be inline with the NPS-UD as opposed to a Town Centre.
318.2	Nicholas Latham	PC14	Seek Amendment	[Seeks] [l]ess restrictions on increasing housing, especially mixed zone areas Support[s] more housing, with an especially in the city centre
344.18	Luke Baker-Garters	PC14	Seek Amendment	Amend plan change 14 to zone all of the central city to mixed use zoning.
386.1	Balmoral Limited	PC14	Oppose	Rezone the sites at 336 and 340 Preston's Road and 427 and 435 Marshland Road Local Centre Zone (Prestons)
390.4	Mike Singleton	PC14	Seek Amendment	Allow high density/mixed commercial use and development on [the] old sale yard site [at Canterbury Agricultural Park].
439.1	Jeff Vesey	PC14	Seek Amendment	The Avonhead shops on the corner of Withells Road and Merrin Street should be rezoned Local Centre Zone and the surrounding area be subject to housing intensification rules as per other LocalCentres such as Prestons in Burwood.
444.3	Joseph Corbett-Davies	PC14	Support	I support the mixed use rezoning of Sydenham/South City and laneway plan.
492.1	Hamish Paice	PC14	Support	[P]articularly like the mixed use zone proposed in Sydenham as it will mean people can live near where they work and shop.
638.2	Central Riccarton Residents' Association Inc	PC14	Seek Amendment	[That Riccarton is not classified as a Town Centre]
666.4	Cooper Mallett	PC14	Seek Amendment	Make all the tall buildings in the middle of the city.
676.5	Jack Gibbons	PC14	Seek Amendment	Rezoneall Neighborhood Center Zones (NCZ)'s larger than 3000sqm as Local CenterZone (LCZ). [Relates to request for more Local Centre Intensification Precincts]
676.17	Jack Gibbons	PC14	Seek Amendment	Expand the application of Local Center Intensification Precincts to more centres / more area[s] of the city [-] Namely within a 200m walking catchment of everygrouping of shops with more than 3000sqm of land.
678.7	Logan Clarke	PC14	Seek Amendment	Seeks the addition of a 'town center'along Lincoln road in Addington.

678.8	Logan Clarke	PC14	Seek Amendment	Change the zoning at 247 Riccarton road (Toyota Dealership) from General Industrial to Mixed Use Zone.
679.8	Tony Dale	PC14	Oppose	Because it is adjacent to the Christchurch CBD, Riccarton should not, as is proposed, be designated a large Town Centre. This will worsen the situation that allowed Riccarton to get to its current size in the first place - largely at the expense of the CBD.
690.1	Redwood Gardens Holding Limited	PC14	Seek Amendment	Rezone Industrial Land at Wairakei Road to Commercial
705.1	Foodstuffs	PC14	Seek Amendment	Rezone 304 Stanmore Road Local Centre Zone
705.3	Foodstuffs	PC14	Seek Amendment	Amend planning maps to rezone Section 2SO 552969 and Lot 2 DP2586 to LCZ at Pak'n Save Wainoni (186 and 204 Breezes Road and 172, 174, 178 and 182 Wainoni Road)
705.5	Foodstuffs	PC14	Support	Retain Halswell Town Centre Zone as notified
705.6	Foodstuffs	PC14	Seek Amendment	Amend zoning of Lot 1 DP51902 to LCZ at New World Lincoln Road (92, 94, 100 and 108 Lincoln Road)
705.9	Foodstuffs	PC14	Support	Retain CCMUZ zoning for 300 and 310 Manchester St Lot 1 DP 56552 and Lot 2 DP 56552
705.10	Foodstuffs	PC14	Seek Amendment	Amend the zoning of Lot 10 DP 17997 and part of Lot 13 DP 17997 at New World Ilam to LCZ.
706.1	NHL Properties Limited	PC14	Seek Amendment	Rezone the site and adjoining HDRZ land to Central City Mixed Use (CCMU).
725.4	Sophie Burt	PC14	Seek Amendment	Addington should be included a Local Centre Zone
725.5	Sophie Burt	PC14	Seek Amendment	Addington should be a Mixed-Use Zone
740.7	Woolworths	PC14	Seek Amendment	Amend zoning of the St Albans Centre from Neighbourhood to Local Centre (Small)
740.9	Woolworths	PC14	Seek Amendment	Amend the zoned boundaries and ODP for North Halswell associated with the Town Centre Zone and High Density Residential Zone
749.1	Ryman Healthcare Limited	PC14	Seek Amendment	[That] 20 Radcliffe Road, Northwood (Northwood site) is rezoned from proposed Town Centre Zone (TCZ) to High Density Residential (HRZ)

751.101	Christchurch City Council	PC14	Seek Amendment	<p>Apply Large Format Retail Zone across [all of the site at 229 Marshlands Road subject to Private Plan Change 6 - refer to ATTACHMENT 4]</p> 
751.114	Christchurch City Council	PC14	Seek Amendment	Change Industrial Zoning at 4,6,8 Lismore Street (Map 39) to Mixed Use Zone with Comprehensive Housing Precinct. [Refer to ATTACHMENT 24].
751.145	Christchurch City Council	PC14	Seek Amendment	Change the zone of Buchan Park from PC 14 Proposed Mixed Use Zone to Operative Open Space Community Parks Zone.
760.24	ChristchurchNZ	PC14	Support	[Retain proposed mixed use] zoning of land between Moorhouse, Brougham and extending to Addington and Lancaster Park with the inclusion of a Comprehensive Housing Precinct.
760.36	ChristchurchNZ	PC14	Seek Amendment	<p>At 2 Barnett Ave and 14 Johnson Street:</p> <ul style="list-style-type: none"> • Rezone all of Lot 5 DP537999 (as at 12 May 2023) to HRZ (Large Local Centre Precinct) instead of part HRZ (Large Lot Local Centre Precinct and part MUZ).

				<ul style="list-style-type: none"> Retain the proposed zoning of Lot 3 DP 537999 (as at 12 May 2023) as HRZ (Large Local Centre Precinct)
762.30	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[That] an additional height limit area is placed around the Te Papa Otakaro within the CBD.
805.1	Waka Kotahi (NZ Transport Agency)	PC14	Seek Amendment	[T]hat the maximum enabled height of 32m (10 storeys) for residential activities should be applied to the City Centre, rather 3 than the current proposed approach with two heights (32m in the immediate surrounds, then 20m thereafter).
809.3	Scenic Hotel Group Limited	PC14	Seek Amendment	Rezone the site to provide for visitor accommodation and commercial activities, and any related and consequential changes to provisions of the District Plan (including the retention of any operative overlays). <i>[Including]</i> rezoning surrounding properties if this was considered necessary to assist the relief sought.
814.239	Carter Group Limited	PC14	Support	Retain the LCZ shown for the Avonhead Shopping Centre on the Withells/Merrin corner as notified.
817.1	Elizabeth Harris	PC14	Seek Amendment	Rezone the submitters site at s 850-862 Colombo Street and 139 Salisbury Street from High Density Residential to Central City Mixed Use.
821.3	Athena Enterprises Limited and Josephine Enterprises Limited	PC14	Seek Amendment	[Seeks that the] properties at 9, 9A and 9B Sheffield Crescent (the site) [be rezoned to a commercial zone].
823.207	The Catholic Diocese of Christchurch	PC14	Support	Retain the SPS and CCMUZ zoning of the land at 136 Barbadoes Street [identified in original submission], but delete the heritage listing/outline from the planning maps.
835.13	Historic Places Canterbury	PC14	Seek Amendment	The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.
848.2	Peebles Group Limited	PC14	Seek Amendment	Amend the planning maps to rezone the properties at 468- 470 Cranford Street as LCZ, as indicated below.

851.8	Robert Leonard Broughton	PC14	Seek Amendment	<p>[Seek] the walking distances to Riccarton centre boundaries (which we understand the legislation states defines the extent of high density 6-storey residential zones) be reconsidered based, not on distance, but on time taken to walk to key amenities in the centre zone.</p> <p>The centre of Riccarton should be taken as the CCC Community Centre in Clarence Street.</p>
855.7	Lendlease Limited	PC14	Seek Amendment	<p>The submitter requests that:</p> <ul style="list-style-type: none"> - Hornby Town Centre be rezoned as a Metropolitan Centre Zone - Undertake an assessment of intensification within a walkable catchment of Hornby Metropolitan Centre and enable building heights of at least 6 storeys within that area. - Review the extent of the Town Centre Zone to determine whether the larger centres should be rezoned Metropolitan Centre Zone
859.11	Ministry of Housing and Urban Development	PC14	Seek Amendment	<p>Increase the walkable catchments and spatial extent of the following types of commercial centres by at least 200 metres: a. medium local centres; b. large local centres; c. town centres; d. large town centres.</p>
872.1	Oyster Management Limited	PC14	Seek Amendment	<p>Seek to rezone the block Tuam St, Madras St, Lichfield Street and Manchester Street from the proposed Central City Mixed Use (South Frame) zone to City Centre Zone. Alternatively, rezone the block to Central City Mixed Use Zone.</p>
872.2	Oyster Management Limited	PC14	Seek Amendment	<p>Amend the Central City Maximum Building Height Planning Map as follows for the Block within Tuam Street, Madras Street, Lichfield Street, and Manchester Streets:</p>

				<p>Amend the Central City Maximum Building Height Overlay map to:</p> <ol style="list-style-type: none"> 1. Apply the 90m Central City Building Height Overlay to the Block if the Block is included within the City Centre zone; or 2. Apply the 32m Central City Building Height overlay to the Block if the block is rezoned Central City Mixed Use Zone, or remains Central City Mixed Use Zone (South Frame).
876.3	Alan Ogle	PC14	Seek Amendment	Seek amendment to change Riccarton to a Town or Neighbourhood Centre, not a Large Town Centre
903.9	Danne Mora Limited	PC14	Seek Amendment	Consistency with overlay colours/key
915.1	25 KBR Limited	PC14	Seek Amendment	Rezone approximately 7124m ² of land at 432 Sparks Road as Neighbourhood Centre Zone). And any consequential amendments to the necessary to give effect to this submission.
917.2	Belfast Village Centre Limited	PC14	Seek Amendment	Amend the zoning of land at 751, 1/753 and 2/753 and 755 Main North Road from Future Urban Zone to Town Centre Zone
917.3	Belfast Village Centre Limited	PC14	Seek Amendment	Amend the zoning of land at 40B Johns Road (Lot 3 DP 540607 and Section 4 Survey Office Plan 533991) from Future Urban Zone to Town Centre Zone.
1075.5	Diana Shand	PC14	Oppose	Seek that the Commercial use be confined to Oxford Terrace and that the Medium Density Zone should extend south from 59 Gloucester Street in a direct line south to the River at 75 Cambridge Terrace, displacing the Mixed Use Zone.

19 - Planning Maps > 19.4 - QM - Low PT

Original Submission No	Submitter	Plan Change	Position	Decision Requested
55.12	Tobias Meyer	PC14	Seek Amendment	Remove this Qualifying Matter, or reduce area of Qualifying Matter
61.24	Victoria Neighbourhood Association (VNA)	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter.

94.3	Rebecca Perkins	PC14	Oppose	Oppose High Density zoning in the Papanui area as increased density would adversely impact this area which has existing high levels of parking demand and traffic movement.
100.5	Mary Clay	PC14	Seek Amendment	The exemptions proposed, particularly the high accessibility exemption, is based on unsupported conclusions and presumptions. Furthermore, some of the models used contain presumptions that are inconsistent with conditions that actually exist.
103.5	Damian Blogg	PC14	Oppose	Seeks to remove Low Public Accessibility Areas qualifying matter.
104.5	Ann Clay	PC14	Oppose	[Remove Low Public Accessibility Areas QM]
107.27	Heather Woods	PC14	Seek Amendment	Amend 19.4 to remove the Qualifying Matter of “Low Public Transport Accessibility Area” in this area from 100 to 193 Wainoni Road (and further afield), or on all roads on regular bus stops to the central city.
107.31	Heather Woods	PC14	Seek Amendment	Amend zoning to remove the Qualifying Matter of “Low Public Transport Accessibility Area” on all of Keyes Road (and further afield), or on all roads on regular bus routes to the central city.
112.3	Nikki Smetham	PC14	Support	[Retain Low Public Transport Accessibility Qualifying Matter]
114.6	Connor McIver	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter.
121.19	Cameron Matthews	PC14	Oppose	The Low Public Transport Accessibility Qualifying Matter should be removed from the proposal because its spatial extent is incorrectly identified, including some of the city’s premier public transport routes.
187.8	Tom Logan	PC14	Oppose	Remove [the Low Public Transport Accessibility Areas] QM entirely or amend to reduce scope.
189.9	Matt Edwards	PC14	Oppose	Remove Low PT Access QM.
191.18	Logan Brunner	PC14	Oppose	The Low Public Transport Accessibility Qualifying Matter should be removed
199.4	Joshua Wight	PC14	Oppose	The Low Public Transport Accessibility Qualifying Matter should be removed from the proposal.
233.5	Paul Clark	PC14	Oppose	Oppose [Low Public Transport Accessibility Qualifying Matter]
242.15	Property Council New Zealand	PC14	Seek Amendment	Property Council strongly supports density near key transport nodes, especially those that connect larger commercial centres. However, we are concerned that Christchurch City Council is establishing public transport as a qualifying matter in order to reject future MDRS or proposed high-density areas. It is important that there be a co-ordinated approach between the delivery of future transport and housing projects.
244.1	Harvey Armstrong	PC14	Seek Amendment	That the Low Public Transport Qualifying Matter is removed from 75 Alderson Ave.
254.1	Emma Besley	PC14	Oppose	[S]eek that the council drop this qualifying matter.
261.5	Maia Gerard	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

264.5	Aaron Tily	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
265.5	John Bryant	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
266.5	Alex Hobson	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
267.5	Justin Muirhead	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] The council drop thisqualifying matter.
268.5	Clare Marshall	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
269.5	Yvonne Gilmore	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
270.5	Rob Harris	PC14	Oppose	[Regardingthe Low Public Transport Accessibility Qualifying Matter] seek[s] that thecouncil drop this qualifying matter.
271.6	Pippa Marshall	PC14	Oppose	[S]eek[s] that the council drop this qualifying matter.
273.5	Ian Chesterman	PC14	Oppose	[S]eek[s] that the council drop [the Low Public Transport Accessibility Area] qualifying matter.
274.5	Robert Fleming	PC14	Oppose	[S]eek[s] that the Council drop [the Low Public Transport Accessibility Area] qualifying matter.
277.3	Eriki Tamihana	PC14	Seek Amendment	[Remove QM Low Public Transport Accessibility]
300.3	Sam Holdaway	PC14	Seek Amendment	Include Kenwyn Ave in Medium Density [or]...introduce a medium zone between the [Residential Suburban Density] and Medium Density.
307.4	Robert Fletcher	PC14	Seek Amendment	[Seeks to reduce or remove the number of qualifying matter exceptions added since last year]
312.5	Joyce Fraser	PC14	Support	[Retain Low Public Transport Accessibility Qualifying Matter]
322.1	Michael Campbell	PC14	Seek Amendment	Seeking that the council advise how the designation of Public Transport Accessibility Restriction is decided and how it can be removed as the city grows and outer suburbs need better transport solutions.
322.2	Michael Campbell	PC14	Seek Amendment	Seeking a review of the 'Public Transport Accessibility Restriction' to remove any areas within a 10 minute walk to a high frequency bus route or any other bus route that runs to/through the CBD or otherwise across the city and to only be applied in areas where the population numbers do not support public transport investment e.g. Brooklands.
342.5	Adrien Taylor	PC14	Oppose	[Regarding the Low Public Transport AccessibilityQualifying Matter] seek[s] that the council drop this qualifying matter.
344.5	Luke Baker-Garters	PC14	Oppose	Removal of the Public transport accessibility restriction qualifying matter in its entirety

345.5	Monique Knaggs	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek that the council drop this qualifying matter.
346.5	George Laxton	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.
347.5	Elena Sharkova	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.
350.4	Felix Harper	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
362.12	Cynthia Roberts	PC14	Oppose	Opposes the Low Public Transport Accessibility Qualifying Matter.
363.5	Peter Galbraith	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
364.5	John Reily	PC14	Oppose	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
365.12	Andrew Douglas-Clifford	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
366.6	Olivia Doyle	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
370.6	Simon Fitchett	PC14	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
371.5	Nkau Ferguson-spence	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
372.5	Julia Tokumaru	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
373.6	Mark Stringer	PC14	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
374.5	Michael Redepenning	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
375.5	Aidan Ponsonby	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
379.5	Indiana De Boo	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
384.5	Christopher Seay	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
387.5	Christopher Henderson	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
389.3	Emma Coumbe	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

391.5	Ezra Holder	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
392.5	Ella McFarlane	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
393.5	Sarah Laxton	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
394.6	Lesley Kettle	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
395.5	Emily Lane	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
421.1	Kane Lacey	PC14	Seek Amendment	The public transport qualifying matter overlay is removed from the top of Hackthorne Road and surrounding areas that are walking distance to the Hackthorne Road bus stops.
440.4	Sandi Singh	PC14	Oppose	Oppose the Low PT qualifying matter
444.6	Joseph Corbett-Davies	PC14	Oppose	I do not support the [Low Public Transport] access QM - delete the [Low Public Transport] QM
503.8	Jamie Lang	PC14	Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter seeks that the council drop this qualifying matter.
506.3	Alex McMahon	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop the qualifying matter.
507.1	Paul Young	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
510.12	Ewan McLennan	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
512.2	Harrison McEvoy	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
514.3	Ann Vanschevensteen	PC14	Oppose	The council drop the Low Public Transport Accessibility Qualifying Matter.
515.5	Zachary Freiberg	PC14	Oppose	Seek that the council to drop Low Public Transport Accessibility Area Qualifying Matter.
516.5	Jessica Nimmo	PC14	Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter seeks that the council drop this qualifying matter.
517.5	Alex McNeill	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
518.5	Sarah Meikle	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

520.5	Amelie Harris	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
521.5	Thomas Garner	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.
522.5	Lisa Smailes	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.
524.5	Daniel Tredinnick	PC14	Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
525.5	Gideon Hodge	PC14	Oppose	That the Council drops [the Low Public Transport Access Areas] qualifying matter.
526.2	Philippa Wadsworth	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.
527.5	Kaden Adlington	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
529.5	Daniel Carter	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
532.5	Albert Nisbet	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
533.5	Frederick Markwell	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
534.2	Donna Barber	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter]. [S]eek[s] that the council drop this qualifying matter.
536.2	Hannah Blair	PC14	Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
538.2	Barnaba Auia	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
539.2	Lucy Hayes	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
540.2	Ben Close	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
541.2	Amelia Hamlin	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.
542.2	Ben Helliwell	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.
544.2	David Davidson	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.

546.2	Benjamin Maher	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.
547.2	Amanda Ng	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.
548.2	Ethan Gullery	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.
549.2	Tineek Corin	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter]. [S]eek that the council drop this qualifying matter.
550.2	Sam Mills	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.
551.2	Henry Seed	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
552.2	David Moore	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
553.2	Josh Flores	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
554.2	Fraser Beckwith	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
555.2	James Cunniffe	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
557.2	Peter Beswick	PC14	Oppose	delete low Public Transport Accessibility Area Qualifying Matter
558.2	Jan-Yves Ruzicka	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
559.2	Mitchell Tobin	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
560.2	Reece Pomeroy	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
562.2	Rob McNeur	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
563.4	Peter Cross	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.

565.5	Angela Nathan	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
566.11	Bruce Chen	PC14	Oppose	Seek that the council to drop Low Public Transport Accessibility Qualifying Matter.
567.5	Mark Mayo	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
568.5	Hazel Shanks	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
569.5	Marcus Devine	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
570.5	Christine Albertson	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
571.5	James Harwood	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
572.5	Yu Kai Lim	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
573.5	Jeff Louttit	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
574.5	Henry Bersani	PC14	Oppose	Seek that Council to drop Low Public Transport Accessibility Area Qualifying Matter .
575.5	Jeremy Ditzel	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
576.5	Juliette Sargeant	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
577.6	James Robinson	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
578.5	Jamie Dawson	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
587.5	Ciaran Mee	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
588.1	David Lee	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
589.5	Krystal Boland	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
590.5	Todd Hartshorn	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
591.5	Helen Jacka	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
594.4	Hao Ning Tan	PC14	Oppose	Seeks that the Council drops the Low Public Transport Accessibility Qualifying Matter.

595.2	Logan Sanko	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.
596.2	Hayley Woods	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.
597.2	Karl Moffatt-Vallance	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.
598.2	Caleb Sixtus	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.
601.2	Jack Hobern	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.
602.2	Devanh Patel	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.
603.2	Evan Ross	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.
604.2	Daniel Morris	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.
606.2	Alanna Reid	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.
607.2	Mathew Cairns	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
608.2	Denisa Dumitrescu	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
609.2	Morgan Patterson	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
610.2	Alexia Katisipis	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
611.2	Ailbhe Redmile	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.

612.2	Hamish McLeod	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
613.2	Noah Simmonds	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
614.2	Matthew Coulthurst	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
615.2	Analijia Thomas	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
616.2	Elizabeth Oquist	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
617.2	Tegan Mays	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
618.2	Lance Woods	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
619.2	Oscar Templeton	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
620.2	Izak Dobbs	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
621.5	Loren Kennedy	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
622.5	Ella Herriot	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
623.2	Peter Dobbs	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter. Seek that the council drop this qualifying matter.
624.2	Daniel Scott	PC14	Oppose	[Opposes] the Low Public Transport Accessibility Area Qualifying Matter. Seek that the council drop this qualifying matter.
628.2	Tom Crawford	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
631.2	Matt Pont	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
632.2	Aimee Harper	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
633.2	James Dunne	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
634.2	Georgia Palmer	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
635.2	Suzi Chisholm	PC14	Oppose	Oppose Low Public Transport Accessibility Area Qualifying Matter.

640.2	Steven Watson	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
641.2	Andrew Treadwell	PC14	Oppose	Seek[s] that the council drop Low Public Transport Accessibility Area qualifying matter.
642.2	Sophie Harre	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
643.6	Keegan Phipps	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
645.2	Laura McGill	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
646.6	Archie Manur	PC14	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
648.2	Brennan Hawkins	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
649.3	Peter Stanger	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
650.2	Charlie Lane	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
651.2	Jess Green	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
652.2	Declan Cruickshank	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek that the council drop this qualifying matter.
655.5	Daymian Johnson	PC14	Oppose	Seek[s] that the council to drop Low Public Transport Accessibility Qualifying Matter
656.5	Francesca Teague-Wytenburg	PC14	Oppose	Remove the Low Public Transport Accessibility Qualifying Matter
663.3	Williams Corporation Limited	PC14	Seek Amendment	Seek that the Low Public TransportAccessibility Qualifying Matter overlay is removed from 9 Patten Street.
676.9	Jack Gibbons	PC14	Oppose	Remove the public transport QM.
681.2	Andrew McCarthy	PC14	Oppose	Remove QM-Low PT from proposed plan. Remove QM-Low PT from hill suburbs Taylor’sMistake, Scarborough, all hill sites in Sumner, Clifton Hill, Redcliffs, Moncks Spur, Mt Pleasant, StAndrew’s Hill, Lyttleton, Heathcote Valley, Hillsborough and Westmorland
689.78	Environment Canterbury / Canterbury Regional Council	PC14	Seek Amendment	1. [T]hat the “Low Public Transport Accessibility Overlay” better reflects areas where there is low access to public transport, by excluding areas (e.g. Sumner) where high frequency public transport is already available or planned; or

				2. [R]enam[e] the “Low Public Transport Accessibility Overlay” to something that better reflects the reason development is being restricted, [eg] s “Low Connectivity Areas”.
703.2	Graeme Boddy	PC14	Seek Amendment	[Requests] status of Eastern Terrace between the iron bridge adjacent Bowenvale Avenue and the footbridge at Malcolm Street to be changed from being 'Protected by being to far from public transport' to the fuller protection of being 'Part of the Character Area of the Beckenham Loop'
713.5	Girish Ramlugun	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
714.5	Russell Stewart	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
715.5	Sara Campbell	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council remove this qualifying matter.
717.5	Jonty Coulson	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
718.5	Gareth Holler	PC14	Oppose	I oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
719.5	Andrew Cockburn	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
722.2	Nick Leslie	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
723.3	Brookfield Limited	PC14	Oppose	[R]eject, refuse, or otherwise decline the Low Public Transport Accessibility Area Qualifying Matter and consequently implement the MDRS requirements to all Medium Density Residential zones, as directed by the Central Government through the Amendment Act.
726.2	Michele McKnight	PC14	Seek Amendment	[Seeks] the council makl[e] Gwynfa Ave and any other similiar streets on this hill ..an area with little public transport [QM Low Public Transport Accessibility overlay]
727.1	Birdie Young	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
728.2	Sutherlands Estates Limited	PC14	Seek Amendment	[Seeks that] all of the residential properties that front Storr Close, Glendore Drive, James Mackenzie Drive and Sutherlands Road to Future Urban should be in the Low Public Transport QM.
733.6	Michael Hall	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
737.6	Christian Jordan	PC14	Oppose	Remove QM- Low PT from plan in all areas.
738.5	Pim Van Duin	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

751.99	Christchurch City Council	PC14	Seek Amendment	Remove LTPPA over sites within 800m from Orbiter bus stops, including where the route is planned to be changed, and change the underlying zoning of the now un-impacted parcels to MRZ. In areas currently zoned Residential Hills, also add the Residential Hills Precinct when changing to MRZ. [Maps 32, 46, 45, 30, 24, 25] [Refer to ATTACHMENT 3 and updated planning maps].
751.125	Christchurch City Council	PC14	Seek Amendment	[Extend QM Low Public Transport Accessibility over] area [on Cashmere Road] shown as 'B' [Refer to ATTACHMENT 32].
751.129	Christchurch City Council	PC14	Seek Amendment	Within the extent [of Mt Pleasant Road / 2 Crest Lane – Monks Spur, Maps 47 & 48] currently captured as FUZ: apply the Low Public Transport Accessibility Area qualifying matter [with associated zoning change to Residential Hills - Refer to ATTACHMENT 34].
751.133	Christchurch City Council	PC14	Seek Amendment	Apply the LPTAA to the entirety of the site [at 55 Kennedy's Bush Road, Map 49 - Refer to ATTACHMENT 36].
751.136	Christchurch City Council	PC14	Seek Amendment	Apply LPTAA over [the] site [at 25 Belfield Street, Map 32 - Refer to ATTACHMENT 39].
752.5	Amanda Smithies	PC14	Oppose	oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
753.5	Piripi Baker	PC14	Oppose	[Opposes] the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
754.5	Alex Shaw	PC14	Oppose	Opposes the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
768.3	Mark Darbyshire	PC14	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter.
783.2	Roman Shmakov	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [Seek[s] that the Christchurch City Council removes the details in Chapter 14 that enable this qualifying matter.
789.10	Eric Woods	PC14	Seek Amendment	remove the Qualifying Matter of "Low Public Transport Accessibility Area" in this area from 100 to 193 Wainoni Road (and further afield), or on all roads on regular bus stops to the central city.
789.12	Eric Woods	PC14	Seek Amendment	Remove the Qualifying Matter of "Low Public Transport Accessibility Area" on all of Keyes Road (and further afield), or on all roads on regular bus routes to the central city.
792.9	Carmel Woods	PC14	Oppose	Oppose the Low Public Transport Accessibility Area QM in the area of 100 to 193 Wainoni Road and ideally other roads with regular bus stops to the central city.
792.15	Carmel Woods	PC14	Oppose	Oppose the Low Public Transport QM on Keyes Road, and ideally other roads with regular bus stops to the central city.
795.9	Andrew Stevenson	PC14	Seek Amendment	[R]econsider the Qualifying Matter of "Low Public Transport Accessibility Area" in the area of 100 to 193 Wainoni Road and beyond, and Keyes Road and beyond, or on all roads with regular bus stops to the central city.

796.7	Justin Woods	PC14	Seek Amendment	[R]econsider the Qualifying Matter of "Low Public Transport Accessibility Area" in the area of 100 to 193 Wainoni Road and beyond, and Keyes Road and beyond, or on all roads with regular bus stops to the central city.
797.9	Zsuzsanna Hajnal	PC14	Seek Amendment	[R]emove the Qualifying Matter of "Low Public Transport Accessibility Area" on all roads that have regular bus stops to the central city, such as in this region from 100 to 193 Wainoni Road (and beyond), [<i>and all of Keyes Road (and beyond)</i>].
798.3	Wolfbrook	PC14	Oppose	Delete QM - Low public Transport from entire plan.
800.8	Ramon Gelonch Roca	PC14	Seek Amendment	[R]econsider the Qualifying Matter of "Low Public Transport Accessibility Area" in the area of 100 to 193 Wainoni Road and beyond, and Keyes Road and beyond, or on all roads with regular bus stops to the central city.
801.9	Jean Turner	PC14	Seek Amendment	[R]emove the Qualifying Matter of "Low Public Transport Accessibility Area" in this region from 100 to 193 Wainoni Road (and beyond), or on all roads that have regular bus stops to the central city.
801.15	Jean Turner	PC14	Seek Amendment	[R]emove the Qualifying Matter of "Low Public Transport Accessibility Area" on all of Keyes Road (and beyond), or on all roads that have regular bus stops to the central city. This is because it is simply not an accurate label.
802.9	Anita Moir	PC14	Seek Amendment	[R]emove the Qualifying Matter of "Low Public Transport Accessibility Area" in this area from 100 to 193 Wainoni Road (and further afield), or on all roads on regular bus stops to the central city.
802.15	Anita Moir	PC14	Seek Amendment	[R]emove the Qualifying Matter of "Low Public Transport Accessibility Area" on all of Keyes Road (and further afield), or on all roads on regular bus stops to the central city.
803.9	Tamsin Woods	PC14	Seek Amendment	[R]emove the Qualifying Matter of "Low Public Transport Accessibility Area" on all roads on regular bus stops to the central city, including from 100 to 193 Wainoni Road (and further afield).
805.18	Waka Kotahi (NZ Transport Agency)	PC14	Oppose	Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14.
808.2	Josh Garmonsway	PC14	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
814.243	Carter Group Limited	PC14	Oppose	Amend the planning maps in respect of either side of Beachville Road, Redcliffs to remove the Low Public Transport Accessibility overlay.
832.5	Finn Jackson	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
837.5	Sylvia Maclaren	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
839.5	Jacinta O'Reilly	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
840.5	Rosa Shaw	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

841.5	Jess Gaisford	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
843.5	Allan Taunt	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
844.5	Hayden Smythe	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
846.2	Lauren Bonner	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
847.5	Will Struthers	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
859.1	Ministry of Housing and Urban Development	PC14	Oppose	That the Low Public Transport Accessibility Qualifying Matter [is] deleted and the appropriate underlying zoning is applied
877.3	Otautahi Community Housing Trust	PC14	Seek Amendment	Rezone to MRZ areas that are proposed as RS/ RSDT zones under the Public Transport Accessibility QM.
877.12	Otautahi Community Housing Trust	PC14	Seek Amendment	Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. Rezone all areas subject to this QM to MRZ (unless there is another QM in play that would prevent rezoning)
879.7	Rutherford Family Trust	PC14	Seek Amendment	Remove LPTAA from the property [2 Crest Lane]
880.1	Cathedral City Development Ltd	PC14	Oppose	Delete the notified PC14 LPTA QM and all related provisions.
881.4	Red Spur Ltd	PC14	Seek Amendment	[Regarding the Low Public Transport Access Qualifying Matter] [Seeks that council] zone Redmund Spur (except for the Neighbourhood Centre), Residential Hills (the current zoning of the Site) subject to the operative RH zone provisions, except that the RH (Redmund Spur) Precinct provisions as described below shall apply.
881.5	Red Spur Ltd	PC14	Seek Amendment	[Seeks that] [i]f the LPTA QM is not retained in the PC14 decision, rezone Redmund Spur MDR and subject to the RH (Redmund Spur) Precinct provisions[.]
883.3	Miles Premises Ltd	PC14	Oppose	Remove the QM for Low PT as it applies to north Christchurch.
884.4	Troy Lange	PC14	Oppose	Delete the LPTA QM, in particular as it applies to areas in north west Christchurch

887.6	Jane Harrow	PC14	Seek Amendment	Delete the LPTA QM, in particular as it applies to areas in north west Christchurch.
900.3	Summit Road Society	PC14	Support	Supports the low public transport accessibility qualifying matter being applied on the Port Hills.
918.5	Geoff Banks	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
1049.5	Dylan Lange	PC14	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

19 - Planning Maps > 19.5 - QM - Airport Noise

Original Submission No	Submitter	Plan Change	Position	Decision Requested
50.4	Oliver Comyn	PC14	Support	Retain the Airport Noise Contour Qualifying Matter.
54.7	Shirley van Essen	PC14	Seek Amendment	The airport noise contour to be widened to include 34, 36A and 38 Kahu Road, and more properties west and south of Kahu Road between the two bridges over the Avon River. Properties within the amended noise contour to be zoned Residential Suburban.
69.2	John Campbell	PC14	Seek Amendment	Amend the planning maps so that the QM Airport Noise Influence Overlay is removed from the area around Riccarton Bush to south of Rata Street and Kauri Street
110.3	Marie Mullins	PC14	Oppose	Oppose the Airport Noise Influence Area that goes that overlays a small part of the site at 18 Kauri Street.
121.8	Cameron Matthews	PC14	Seek Amendment	Amend the Airport Noise Qualifying Matter to either: <ul style="list-style-type: none"> make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or, re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan

183.1	Brooke McKenzie	PC14	Oppose	Oppose the Low Density Residential Airport Influence Zone and Airport Influence Density Precinct that would reduce housing density.
183.2	Brooke McKenzie	PC14	Seek Amendment	Land within the 54 dbn and 57 dbn be a 'Soft Fringe Buffer Zone' to with 1 arce lots
188.12	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	[T]he properties at 34, 36, 36A, 38, 40, 44, 46, and 48 Kahu Rd, should be included in the Airport Noise Influence [Contour Overlay].
210.2	Victor Ong	PC14	Seek Amendment	Extend Airport Noise Boundary to 60 dba
307.5	Robert Fletcher	PC14	Seek Amendment	[Seeks to reduce or remove the number of qualifying matter exceptions added since last year]
351.5	Jono de Wit	PC14	Seek Amendment	[T]he Airport Noise Influence Area should be moved further back from Riccarton road
430.1	Tracey Berry	PC14	Oppose	[Delete] the Airport Noise Qualifying Matter
443.13	Summerset Group Holdings Limited	PC14	Seek Amendment	Amend the air noise contour identified in relation to the Summerset on Avonhead village (120 Hawthornden Road, Avonhead, Christchurch), Avonhead, and legally described as Lot 1 DP516385 and Lots 1 and 2 DP 486786 (records of title 804889 and 802079) on all related planning maps in accordance with that shown on existing zoning maps forming part of the Christchurch District Plan
479.1	Karelia Levin	PC14	Support	Approve PC14 in respect of the Airport Noise Influence Area.
676.11	Jack Gibbons	PC14	Oppose	[Remove QM Airport Noise Influence Area]
689.79	Environment Canterbury / Canterbury Regional Council	PC14	Seek Amendment	[That the Airport Noise Contours are updated following the publication] of the most up to date Airport Noise Contours [in an upcoming] peer review of the inputs, assumptions and outcomes of the remodelling [undertaken by] Christchurch International Airport Limited.
729.2	Independent Producers Limited	PC14	Seek Amendment	The submitter requests that Council amend the zoning of 330, 250 and 232 Styx Mill Road (Lot 4 DP 311370, Lot 5 DP 311370, Lot 6 DP 311370) from Rural Urban Fringe to Future Urban Zone, without the Air Noise Contour overlay.
737.3	Christian Jordan	PC14	Oppose	Remove QM-Airport Noise as a restriction on application of MDRS zone.
833.2	Andrew Kyle	PC14	Oppose	That the 50dBA air noise contour be excluded from becoming a Qualifying Matter.
835.5	Historic Places Canterbury	PC14	Support	The submitter supports this qualifying matter.
851.7	Robert Leonard Broughton	PC14	Seek Amendment	[Seek] the properties on the southern side of Rata Street, should, for reason and consistency, all be included in the Airport Noise Influence Zone.
852.1	Christchurch International Airport Limited (CIAL)	PC14	Seek Amendment	Amend the spatial extent of the QM on the planning maps to show the outer extent of the updated remodelled S0dBA Ldn Air Noise Annual Average and Outer Envelope

				contours dated May 2023, and the operative contour, as illustrated on the Plan attached as Appendix A(i).
859.5	Ministry of Housing and Urban Development	PC14	Oppose	That the Airport Noise Contours Qualifying Matter be deleted
860.3	Sally & Declan Bransfield	PC14	Seek Amendment	Supports Residential Suburban Zone around Deans Bush Interface Area, all other areas around Deans Bush should be High Density.
873.1	David Lawry	PC14	Oppose	Remove 50dba Ldn Air Noise Contour as a QM
883.1	Miles Premises Ltd	PC14	Oppose	Oppose the application of the QM airport noise contour on the 50 dBA Ldn rather than the 57 dBA Ldn.
884.1	Troy Lange	PC14	Seek Amendment	Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn CIALairport noise contour.
886.4	Helen Broughton	PC14	Seek Amendment	Amend the Airport noise contour QM to include the north and south sides of Rata Street, Riccarton.
887.2	Jane Harrow	PC14	Seek Amendment	Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential.
887.7	Jane Harrow	PC14	Seek Amendment	Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn airport noise contour , such a contour to be based on a maximum 30 year assessment period having regard to matters such as future growth projections, predicted flight paths and expected fleet mix. The contour should be based on an assessment of the annual average noise, as opposed to the current contour which is based on the 3 busiest months of commercial aircraft movements.
902.14	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[T]contours be extended further.

19 - Planning Maps > 19.6 - QM - Any Coastal Hazard

Original Submission No	Submitter	Plan Change	Position	Decision Requested
107.28	Heather Woods	PC14	Seek Amendment	Amend the zoning of 157 to 193 Wainoni Road (and further afield), to “MediumDensity Residential Zone” because the Qualifying Matter of “Tsunami Management Area” only applies to a small part of the properties, and is less of a risk than places like Marine Parade that are “MediumDensity Residential Zone” with the Qualifying Matter of “Tsunami Management Area” applying to the whole property.
107.32	Heather Woods	PC14	Seek Amendment	Amend zoning for the Residential Suburban portion of Keyes Road, to “Medium Density Residential Zone” because the Qualifying Matter of “Tsunami Management Area” is not sufficient risk by itself as it is less of a risk than places like Marine Parade and 286 to 388 Keyes Road that are “MediumDensity Residential Zone” with the Qualifying Matter of “Tsunami Management Area” and also “Coastal Hazard Medium Risk Management Area” applying to the whole property.
145.3	Te Mana Ora/Community and Public Health	PC14	Support	Te Mana Ora supports the proposed Qualifying Matters related to high-risk natural hazards, including coastal inundation, coastal erosion and tsunami hazard.
175.5	Winstone Wallboards Limited (WWB)	PC14	Seek Amendment	Further assessment required on the Tsunami Management Overlay mapping.
197.3	Steve Smith	PC14	Oppose	[Remove Tsunami Management Area]
369.1	Winstone Wallboards Limited (WWB)	PC14	Seek Amendment	[That] Further assessment of the extent [of the Qualifying Matter Tsunami Management Area] is undertaken
380.3	South Shore Resident's Association (SSRA)	PC14	Seek Amendment	[That a more likely scenario than] representative concentration pathway 8.5 (RCP 8.5 and its 83rd percentile derivative RCP 8.5H+) [is used] to predict coastal hazard lines.
380.4	South Shore Resident's Association (SSRA)	PC14	Seek Amendment	[That the Coastal Hazards Qualifying Matters] only apply to residential zoned land, [not rural or other zones that are not subject to Plan Change 14].
380.10	South Shore Resident's Association (SSRA)	PC14	Oppose	[Delete Qualifying Matter Tsunami Management Area]
644.1	Fay Brorens	PC14	Support	[Retain] precautions around Natural Hazards including, flooding, liquefaction and sea level rise.


694.2	KI Commercial Limited	PC14	Seek Amendment	Amend the planning maps to rezone the entirety of the site at 51 Heberden Avenue (as shown in Figure 1 above) residential (either Residential Hills or Medium Density Residential) and the removal of all qualifying matters.
737.7	Christian Jordan	PC14	Seek Amendment	Remove Tsunami Management Area.
792.10	Carmel Woods	PC14	Oppose	Oppose the Tsunami Management Area QM from 157 to 193 Wainoni Road, and the surrounding area.
792.16	Carmel Woods	PC14	Oppose	Oppose the Tsunami Management Area QM for Keyes Road.
814.244	Carter Group Limited	PC14	Oppose	Amend the planning maps in respect of either side of Beachville Road, Redcliffs to remove the Coastal Hazard Medium and High Risk Management Area, and High Floodplain Hazard Management Area, and Tsunami Management Area overlays.
835.4	Historic Places Canterbury	PC14	Support	The submitter supports this qualifying matter.
853.17	Lyttelton Port Company Limited	PC14	Oppose	Remove Tsunami Management Area qualifying matter from LPC's City Depot site in Hillsborough.
1034.1	Ebin Scaria Jose	PC14	Oppose	Oppose the application of QM Tsunami Management area on 20 Holland Street, Avonside.

19 - Planning Maps > 19.7 - QM - Any Heritage Layer

Original Submission No	Submitter	Plan Change	Position	Decision Requested
15.5	Martin Jones	PC14	Seek Amendment	Introduce a Residential Heritage Area over Cashmere View Street.
20.2	Les Drury	PC14	Seek Amendment	Introduce a heritage value residential zone that applies to Fairview Street.
22.2	Peter Beck	PC14	Seek Amendment	Extend the Chester Street East Residential Heritage Areas to cover the entire street.
57.4	Debbie Smith	PC14	Seek Amendment	Submitter seeks that the entirety of Chester Street East be included as Residential Heritage Area

135.2	Melissa Macfarlane	PC14	Oppose	Delete any applicable residential heritage area qualifying matters for the St Albans Church Properties Subdivision area.
145.18	Te Mana Ora/Community and Public Health	PC14	Support	Te Mana Ora supports the protection of Residential Heritage Areas and recognises the need to balance housing development with protecting areas of cultural heritage and identity.
191.2	Logan Brunner	PC14	Oppose	[That proposed Residential Heritage Areas are removed]
206.1	Emma Wheeler	PC14	Seek Amendment	[New Residential Heritage Area] Make both St James Avenue and Windermere Road category 1 Streets, protecting both the plaques, trees and the people the already enjoy and use these streets. Removing both streets from the intensification plan.
225.5	Michael Dore	PC14	Seek Amendment	The History, Character and Heritage of our City of Christchurch should be protected at all costs
281.2	Mary Crowe	PC14	Seek Amendment	Chester Street East should receive heritage protection zoning for the whole length of the street.
289.4	Cody Cooper	PC14	Oppose	Remove Lyttelton as a heritage area and instead pick a specific street or smaller area to designate as heritage.
329.3	Dominic Mahoney	PC14	Seek Amendment	[That] four streets (St James, Windermere, Dormer and Perry) [are recognised as a Residential Heritage Area]
351.6	Jono de Wit	PC14	Seek Amendment	[D]o[es] not support the Residential Heritage Area QM south of Shand Crescent in Riccarton
402.1	Justin Avi	PC14	Seek Amendment	Remove Antonio Hall from the heritage list and upzone it to high density residential zone.
687.2	Hamish Ritchie	PC14	Seek Amendment	[D]oes not support the inclusion of the site in the Heritage Interface Overlay (“HIO”)
699.1	Christ's College	PC14	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 Setting267 at 64 Rolleston Ave).
700.3	Hilary Talbot	PC14	Support	[Re: Englefield Heritage Area] support the creation of the Heritage Area and the continuation of the character area with more stringent controls.
700.5	Hilary Talbot	PC14	Support	support the retention of Heritage listed Englefield House
709.2	Philippa Tucker	PC14	Seek Amendment	Seek amendment to heritage layer for War Memorial Heritage Protection for Windermere Road.
734.1	Marie Byrne	PC14	Seek Amendment	[Seeks] area in Phillipstown Cashel Street to Ferry Road, Bordesley Street to Nursery Road be considered for a heritage area and subsequently a qualifying matter.

741.3	Lower Cashmere Residents Association	PC14	Seek Amendment	Make Cashmere View St a heritage street.
755.4	Margaret Stewart	PC14	Support	Retain Heritage areas. Add Woodville Street, St Albans
765.2	Margaret Howley	PC14	Support	Supports the qualifying matter for heritage overlay for the Papanui WWII Memorial Plantings.
814.241	Carter Group Limited	PC14	Seek Amendment	Amend the planning maps to remove the following features identified on the planning maps at 32 Armagh Street (as indicated below): a. The heritage setting and heritage item; b. 2x scheduled trees (including the qualifying matter tree); c. The residential heritage area overlay applying to the land and surrounding area.
814.246	Carter Group Limited	PC14	Oppose	Amend the planning maps applying to the land bounded by Oxford Terrace, Manchester Street, Armagh Street, and Colombo Street to delete the extent of the heritage setting for New Regent Street (being heritage setting 336 associated with heritage item 404 in Appendix 9.3.7.2 schedule), so that it ends at the southern most edge of Armagh Street, being where New Regent Street meets Armagh Street and delete the Central City Heritage Interface overlay.

818.1	Malaghans Investments Limited	PC14	Seek Amendment	<p>[That the Central City Heritage Interface Overlay is extended to cover the area shown in blue in Figure 2]</p>  <p>Figure 2: Area to be included in height limit restriction coloured in blue (Plan Change Map CCC).</p>
823.234	The Catholic Diocese of Christchurch	PC14	Oppose	<p>Amend the planning maps applying to the land bounded by Oxford Terrace, Manchester Street, Armagh Street, and Colombo Street, as follows [map of area shown in original submission]:</p> <ol style="list-style-type: none"> a. Delete the extent of the heritage setting for New Regent Street (being heritage setting 336 associated with heritage item 404 in Appendix 9.3.7.2 schedule), so that it ends at the southern most edge of Armagh Street, being where New Regent Street meets Armagh Street. b. Delete the Central City Heritage Interface overlay.

823.235	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Retain the SPS and CCMUZ zoning of the land at 136 Barbadoes Street [identified in original submission], but delete the heritage listing/outline from the planning maps.
825.7	Church Property Trustess	PC14	Seek Amendment	Delete Heritage Item 465 and Heritage Setting 220 regarding 65 Riccarton Road from Appendix 9.3.7.2.
834.333	Kāinga Ora – Homes and Communities	PC14	Oppose	Opposes the proposed Residential HeritageAreas ('RHAs') and the Residential Heritage Area Interface overlay ('RHAIO') thatare sought to be introduced under PC13 in their entirety.
835.2	Historic Places Canterbury	PC14	Support	The submitter supports this qualifying matter.
835.20	Historic Places Canterbury	PC14	Support	The submitter welcomes the addition of 11 Residential Heritage areas and their inclusion as QualifyingMatters.
876.30	Alan Ogle	PC14	Seek Amendment	All areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review (recommended for inclusion in the RBIA), and those sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd, should be limited to 2-storeys and remain Residential Suburban density.
885.3	Peter Dyhrberg	PC14	Support	[Retain] the proposed Residential Heritage Areas.
886.2	Helen Broughton	PC14	Seek Amendment	Supports the Riccarton Bush Interface Area as a qualifying matter, but considers a greater area should be included.
903.46	Danne Mora Limited	PC14	Seek Amendment	Remove/amend heritage settingunless the listing is approvedunder PC13
1001.2	Kerstin Rupp	PC14	Seek Amendment	Seeks that all of Chester Street East is included in the Residential Heritage Area.
1002.3	Keith Paterson	PC14	Seek Amendment	Amend the planning maps to include the section of Kilmore St west of Dawson St toBarbadoes St to be included in the Chester St/ Dawson Lane Residential Heritage Area.
1005.2	Kate Askew	PC14	Support	Supports the inclusion of Heritage Areas's including HA11 Shelley Forbes Street.
1007.1	Ian Shaw On Behalf Of Ian and Karen Shaw	PC14	Seek Amendment	The submitter seeks that the following areas be added to the Chester St heritage area: 1. The area East of Dorset Street to Fitzgerald Avenue. 2. The properties located on Kilmore Street that abound the heritage area of Chester Street East, eg., the Northboundaries of 129, 131 and 133 Chester Street
1008.1	Mark Winter	PC14	Seek Amendment	Retain a heritage and character status for Beverley Street.
1009.1	Richard Abey-Nesbit	PC14	Support	The submitter supports limitation of heritage areas.
1010.1	Robert Forsyth On Behalf Of Myself	PC14	Seek Amendment	The submitter requests that Beverley Street retain its heritage zoning.

1012.1	John Hardie On Behalf Of JG & JL Hardie Family Trust	PC13	Oppose	The submitter opposes the inclusion of 47 Rue Balguerie under Qualifying Matters.
1013.2	Simon Adamson	PC14	Seek Amendment	The submitter requests that Chester St East is included in the Chester Street Residential Heritage Area.
1014.3	Susan Parle	PC14	Seek Amendment	The submitter requests that Chester St East is included in the Chester St Residential Heritage Area.
1015.2	Mary Crowe	PC14	Seek Amendment	The submitter requests that the entirety of Chester Street East is included in the Residential Heritage Area.
1016.1	Waipapa Papanui-Innes-Central Community Board	PC14	Seek Amendment	The entire area or whole street from Chester Street East to Fitzgerald Ave be included in the Residential Heritage Area.
1017.4	Jayne Smith	PC14	Support	The submitter supports Residential Heritage Areas but has some concerns regarding the ability to make alterations to the exterior of their property for sustainability and other reasons.
1019.2	Julie Florkowski	PC14	Support	Supports the Residential Heritage Areas.
1020.3	Chris Florkowski	PC14	Support	Support the Qualifying Matter - Residential Heritage Areas
1022.1	Bosco Peters	PC14	Seek Amendment	That Council recognises the whole of Chester Street East as having special heritage character.
1024.3	Marius and Roanna Purcaru	PC14	Seek Amendment	That the special heritage and character of Chester Street East include the whole of Chester Street East [that the whole of Chester Street East is included as a Residential Heritage Area].
1025.1	Kristin Mokes	PC14	Oppose	Please reconsider adding so many more heritage sites - especially [in the] suburbs
1026.1	Maxine Webb	PC14	Support	The submitter supports the heritage areas as a qualifying matter and is of the view that they should have a wider extent to protect the character of Christchurch.
1027.2	Daniel John Rutherford	PC14	Seek Amendment	The submitter requests that 20 and 20b MacMillan Avenue are excluded from the MacMillan Ave Residential Heritage Area.
1030.1	Paul Mollard	PC14	Oppose	Remove any reference to residential heritage areas and make those areas subject to the same development rules as the rest of the city.
1033.1	Sam Spekrijse	PC14	Oppose	Oppose all heritage overlays.
1035.1	Ben Hay-Smith	PC14	Oppose	Oppose heritage overlay to 9 Ford Road, Opawa, 129 High Street, Christchurch, 159 Manchester Street, Christchurch, 35 Rata Street, Riccarton and the 25 baches at Taylor's Mistake.
1037.1	justin avi	PC14	Oppose	Remove Antonio Hall (265 Riccarton Road) from the heritage list.
1038.1	Peter Earl	PC14	Oppose	The submitter opposes all heritage areas in Plan Change 14 and requests Council stay in line with the government's policy direction for intensification.

1040.1	Neil McNulty On Behalf Of 29 Forbes Street	PC14	Oppose	Oppose the Residential Heritage Area as it applies to Forbes Street, Sydenham.
1041.2	Ruth Morrison On Behalf Of Morrison Family	PC14	Seek Amendment	Keep the area around Paparoa St, Dormer St, Rayburn Ave and Perry St as heritage area
1043.1	Cameron Parsonson	PC14	Seek Amendment	Remove 471 ferry road from the schedule of designated heritage buildings.
1048.29	Cameron Matthews	PC14	Seek Amendment	Remove all Residential Heritage Areas from the plan.
1048.31	Cameron Matthews	PC14	Seek Amendment	Remove all Residential Heritage Areas from the plan, particularly [the] Lyttleton [Residential Heritage Area].
1048.32	Cameron Matthews	PC14	Seek Amendment	Remove all Residential Heritage Areas from the plan, particularly [the] Piko/Shand [Residential Heritage Area].
1048.33	Cameron Matthews	PC14	Seek Amendment	Remove all Residential Heritage Areas from the plan, particularly [the] Inner City West [Residential Heritage Area].
1052.3	Oxford Terrace Baptist Church	PC14	Seek Amendment	Seek that the whole of Chester Street East be included in the Residential Heritage Area.
1053.1	Jono De Wit	PC14	Oppose	Oppose the Piko Crescent Residential Heritage Area.
1059.1	The Canterbury Jockey Club	PC14	Support	Retain the deletion of Heritage Setting 183 from the Heritage Items and Settings Aerial Maps and Natural and Cultural Heritage Planning Map 30C as notified.
1059.2	The Canterbury Jockey Club	PC14	Seek Amendment	Amend Heritage Setting 684 as shown on the Heritage Items and Settings Aerial Maps and Natural and Cultural Heritage Planning Map 30C.
1061.4	Elizabeth Harris	PC14	Support	The submitter seeks that the Inner City West Residential Heritage Area overlay is removed from 31 Cashel Street and other properties on Cashel Street.
1063.2	Marie Byrne	PC14	Seek Amendment	Include existing Medium Density Residential area in Phillipstown Cashel Street to Ferry Road, Bordesley Street to Nursery Road to a Qualifying matter - heritage area.
1072.1	Richard and Suzanne Peebles Peebles On Behalf Of R & S Peeble	PC14	Seek Amendment	Reduce the spatial extent of the heritagesetting 423 (for heritage item 209 at 27 Glandovey Road) so as to exclude 7 and 9 Thornycroft Street.
1075.1	Diana Shand	PC14	Seek Amendment	Supports the Inner West Residential Heritage Area and seeks that Cranmer Square be included in the Inner City West Residential Heritage Area.
1077.1	Waihoru Spreydon-Cashmere-Heathcote Community Board	PC14	Support	Supports the addition of the MacMillan Avenue and Shelley/Forbes Street Residential Heritage Areas.
1078.1	Julie Villard	PC14	Oppose	Oppose the extent of the Lyttleton Residential Heritage Area.

1083.1	Lyttelton Port Company Limited	PC14	Support	Supports the extent of the Lyttelton Residential Heritage Area as notified.
1085.1	Duncans Lane Limited	PC14	Oppose	Retain the existing spatial extent of the heritage item and setting for the Duncan's Buildings as shown on Aerial map reference 693, Heritage item number 1432, heritage setting number 604.
1088.1	Anton Casutt	PC14	Seek Amendment	Seeks that Scott Street, Sydenham is added to a Residential Heritage Area or Character Area.
1089.1	Christchurch Civic Trust	PC14	Support	Support Qualifying Matter Heritage
1090.1	Helen Broughton On Behalf Of Waipuna Halswell- Hornby-Riccarton Community Board	PC14	Seek Amendment	Supports the Residential Heritage Areas but seeks that additional areas of Hornby, South Hornby, Sockburn, Hei Hei, Islington, and Broomfield be considered.
1091.1	Rosie Linterman	PC14	Not Stated	Seek that Beverley Street be included as a Residential Heritage Area.
1092.1	Cambridge 137 Limited	PC14	Oppose	Opposes listing of 137 Cambridge Terrace (Harley Chambers) as a heritage listing.

19 - Planning Maps > 19.8 - QM - Character Areas

Original Submission No	Submitter	Plan Change	Position	Decision Requested
15.6	Martin Jones	PC14	Seek Amendment	Introduce a new Residential Character Area over Cashmere View Street.
19.3	Patricia Dench	PC14	Seek Amendment	Fairview Street should be within a Residential Character Area.
20.3	Les Drury	PC14	Seek Amendment	1/19 Fairview Street should be within a Residential Character Area.
25.2	Christine Parkes	PC14	Seek Amendment	That the area of Cashmere View St, Fairview St and nearby Ashgrove Tce be [included in] a [residential] character area.
27.2	Steve Parkes	PC14	Seek Amendment	That the area of Cashmere View St be identified as a suburban [residential] character area.
33.3	Joanne Knudsen	PC14	Support	Support the identification of Bewdley Street and Evesham Crescent within the Residential Evesham/Bewdley Character Area.
33.4	Joanne Knudsen	PC14	Support	Support the identification of Roker Street as in the Residential Roker Character Area.

33.5	Joanne Knudsen	PC14	Support	Support the identification of Ryan Street as within the Residential Ryan Character Area.
35.1	Keith Shaw	PC14	Support	Retain 23 Birdwood Avenue in a Residential Character Area.
37.4	Susanne Trim	PC14	Seek Amendment	Retain most of the proposed [Residential Character Areas] except Heaton St.
41.4	Sharina Van Landuyt	PC14	Support	Support[s] the proposal to include Ryan Street within a Residential Character Area.
62.1	Thomas Calder	PC14	Seek Amendment	Include Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) as a Residential Character Overlay Area.
86.1	Melissa and Scott Alman	PC14	Seek Amendment	Identify Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) as a Residential Character Area
92.1	Andrew Laurie	PC14	Seek Amendment	The area near and including Ashgrove Tce, Fairview St and Cashmere View St should be a Heritage Value Residential Character zone, and a resource consent should be required before any development can proceed.
101.2	Ross Pheloung	PC14	Oppose	Cashmere View Street and surrounding streets should be within a Character Area.
119.3	Tracey Strack	PC14	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Plan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas
121.6	Cameron Matthews	PC14	Oppose	Request removal of the Cashmere [Character Areas]: (Hackthorn Road), Beckenham Loop, Roker and Penrith [streets].
124.1	Deborah BROWN	PC14	Seek Amendment	That 15 Cashmere View Street is included as a suburban character area.
125.1	Simon BROWN	PC14	Seek Amendment	That 15 Cashmere View Street is included as a suburban character area.
126.1	Chris Wells	PC14	Seek Amendment	That Cashmere View Street is included as a suburban character area.
128.2	Sulekha Korgaonkar	PC14	Support	Retain Ryan Street as a residential character area and the provisions that maintain the streets character.
135.1	Melissa Macfarlane	PC14	Support	Retain any applicable residential character qualifying matters for the St Albans Malvern Street area.
141.1	Aaron Jaggar	PC14	Seek Amendment	List Ryan Street as a Residential Character Area.
143.1	Bill Marks	PC14	Support	Support the identification of Ryan Street as a Character Area.
162.2	Jill Edwards	PC14	Seek Amendment	That the area surrounding and including Rose st should require a resource consent for development and that the area be zoned as a suburban character area

164.3	James and Adriana Baddeley	PC14	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified as a Residential Character Overlay Area.
165.1	Catherine & Peter Baddeley	PC14	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified as a Residential Character Overlay Area
168.2	Bernard Hall JP (Retired)	PC14	Support	Please retain RYAN STREET, CHRISTCHURCH, 8011 as a CHARACTER STREET without multistory infill structures.
182.2	Rosanne Hawarden	PC14	Seek Amendment	That Jane Deans Close be included as a Residential Heritage Area.
188.13	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	Jane Deans Close should [have intensification restricted through a Qualifying Matter]
188.16	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	Both sides of Matai St West from Straven Rd east to the railway line, including the area north to the Avon River, should be a Qualifying Matter restricting further residential intensification.
191.3	Logan Brunner	PC14	Support	[No changes to existing character areas]
217.2	Catharina Schupbach	PC14	Support	Retain Evesham Crescent and Bewdley Street Residential Character Area
225.8	Michael Dore	PC14	Seek Amendment	The History, Character and Heritage of our City of Christchurch should be protected at all costs
227.1	Alex Prince	PC14	Seek Amendment	Amend Lower Cashmere (Fairview Street/Cashmere View/Ashgrove Terrace) to be in a residential character area.
228.1	Martin Winder	PC14	Seek Amendment	Retain the Character Area on Hackthorne Road but exclude the vacant property at 75a Hackthorne Road.
241.1	Susanne Schade	PC14	Seek Amendment	[S]eek[s] council to apply the Qualifying Matter Residential Character Area to Scott Street in Sydenham.
247.1	Jean-Michel Gelin	PC14	Seek Amendment	Create a character area including Forfar Street to limit the possible height of the new building and the sunlight access for the 1 Storey houses of the street
255.1	William Bennett	PC14	Seek Amendment	<ul style="list-style-type: none"> That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Plan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or,

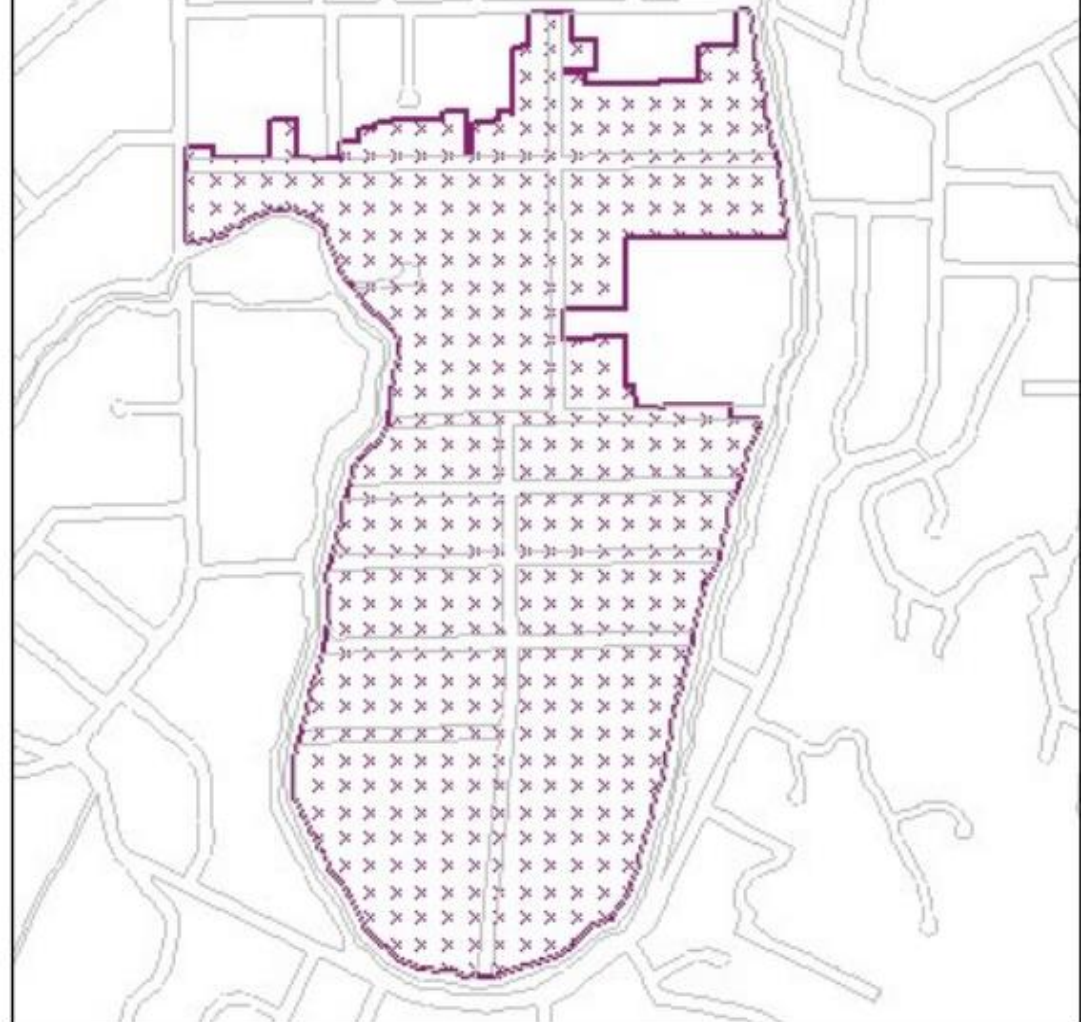
				<ul style="list-style-type: none"> If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential.
278.1	Francine Bills	PC14	Seek Amendment	Mersey Street, which runs south of Westminster Street to Berwick Street, be incorporated in the Severn Residential Character Area [<i>including 1-54 Mersey Street, 11-19 Berwick Street, and 116-136 Westminster Street</i>].
303.3	Bron Durdin	PC14	Seek Amendment	[Expand Character Areas to include other areas with established trees and gardens (e.g. lower Cashmere, Beckenham, Hillsborough, Cracroft, Somerfield, Opawa)]
316.1	Jo Jeffery	PC14	Seek Amendment	[Apply a Residential Character Area to Merivale] Protect Merivale streets from any [multi-storey] development permanently and apply a heritage ruling on Rugby Street, Merivale Lane and surrounding streets.
341.1	Rosemary Baird Williams	PC14	Support	Retain the Evesham Crescent and Bewdley Street Residential Character Area.
376.1	Colin Gregg	PC14	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified [as] a Residential Character Overlay Area
381.2	Kate Gregg	PC14	Seek Amendment	Seeks that Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Plan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas.
436.1	Johnny Phelan	PC14	Seek Amendment	That Roker Street West of Selwyn street not be included in a character area.
482.1	richard scarf	PC14	Support	[S]upport[s] the reduction of the Character Area that includes Hanmer and Gilby street.
499.3	Daniel John Rutherford	PC14	Seek Amendment	Please remove both titles of our property at 20 Macmillan ave/20b Macmillan ave from the residential character area.
502.2	Kyri Kotzikas	PC14	Seek Amendment	Seeks that Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas.
530.1	Chris Wilison	PC14	Seek Amendment	[Seeks that the area identified as] Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) to be identified as Residential Character area, as it was under the operative plan.
581.1	Joanne Nikolaou	PC14	Seek Amendment	[Seeks] [t]hat council agrees the Cashmere View Somerfield Area [be] designated a Suburban Character Area.
583.2	Jaimita de Jongh	PC14	Seek Amendment	Seeks that Fairview and Cashmere View Streets be included in a character area.
584.3	Claudia M Staudt	PC14	Seek Amendment	New QM Residential Character Area (as per pervious SAM 8) for the area bounded by, Holmwood Road, Rossall Street, Hagley Park and Fendalton Road (Planning Map 31 and CC)

630.3	Murray Cullen	PC14	Support	[RetainCharacter Areas]
665.1	Lawrence & Denise May	PC14	Seek Amendment	<ul style="list-style-type: none"> That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Pan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas:
698.1	Ann-Mary & Andrew Benton	PC14	Seek Amendment	<p>That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Pan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or,</p> <p>If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential: and,</p> <p>That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and,</p> <p>That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.</p> <p>Any further or other decisions that achieve the outcomes sought by this submission, or are required as a consequence of the relief [sought].</p>
700.6	Hilary Talbot	PC14	Support	[Re: Englefield Character Area] support the creation of the Heritage Area and the continuation of the character area with more stringent controls.
703.1	Graeme Boddy	PC14	Seek Amendment	[Requests] status of Eastern Terrace between the iron bridge adjacent Bowenvale Avenue and the footbridge at Malcolm Street to be changed from being 'Protected by being too far from public transport' to the fuller protection of being 'Part of the Character Area of the Beckenham Loop'
710.3	Michelle Trusttun	PC14	Seek Amendment	Include Somerfield in Special Character Overlay.
726.1	Michele McKnight	PC14	Seek Amendment	[Seeks] the council to mak[e] Gwynfa Ave and any other similiar streets on this hill ... a special character overlay area
732.1	Antony Ellis	PC14	Support	[E]ndors[es] the extend of the character area overlay in Cashmere
737.11	Christian Jordan	PC14	Support	Retain character areas across the city.

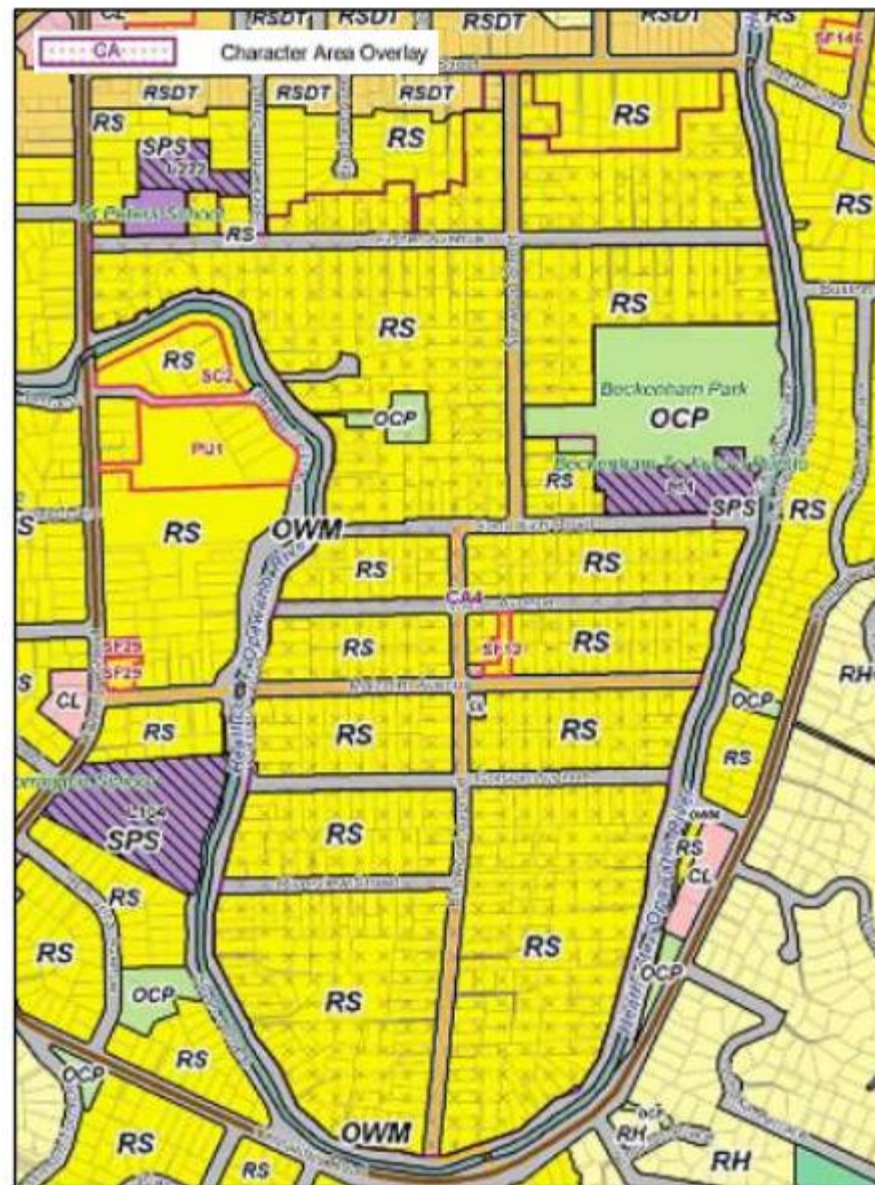
				These character areas should have recession plane, building height and setback rules similar to the operative plan
737.12	Christian Jordan	PC14	Seek Amendment	<p>Add these areas to Special Character QM.</p> <p>Additional character areas of importance that should be included are:</p> <p>All of the Special Amenity Areas from the 1995 City Plan not already character areas including in particular: Fendalton SAM 8 and 8A Deans Bush SAM 7 and &AO Pawa SAM 5 St James SAM 16 (plus Windermere Rd)</p> <p>Also the following larger areas which were not SAMs:- Knowles, Rutland, Papanui, Dormer-Normans, Papanui, Blighs, railway line- Gloucester, Woodham, Trent, England</p>
745.4	Richmond Residents and Business Association (We are Richmond)	PC14	Support	Seek that SAMS and Suburban Character Areas are retained.
751.75	Christchurch City Council	PC14	Seek Amendment	Insert relevant Residential Character Area names on planning maps to ease reference to applicable rules, as per associated reporting.
751.103	Christchurch City Council	PC14	Seek Amendment	Remove the Heaton Character Area where it is on top of the SP Hospital Zone (St Georges Hospital) and remove the St Georges-Heaton Overlay entirely (Map 31) - [Refer to ATTACHMENT 5].
755.3	Margaret Stewart	PC14	Support	<p>Retain Character areas.</p> <p>Add Woodville Street, St Albans</p>
769.9	Megan Power	PC14	Seek Amendment	<p>[Amend] Planning Map 46 :</p> <p>Amend the extent of the proposed Beckenham Character Area to match the operative District Plan extent and include all sites within the operative extent within the Character Area, as shown in Map 1 and Map 2 [of the submission].</p>

Residential Character

 Character Area Overlay



Map 1: Extract from online planning map, operative District Plan, 12 May 2023, Christchurch City Council. Beckenham Character Area.



Map 2: Extract from pdf Planning Map 46, operative District Plan, 12 May 2023, Christchurch City Council. Beckenham Character Area.

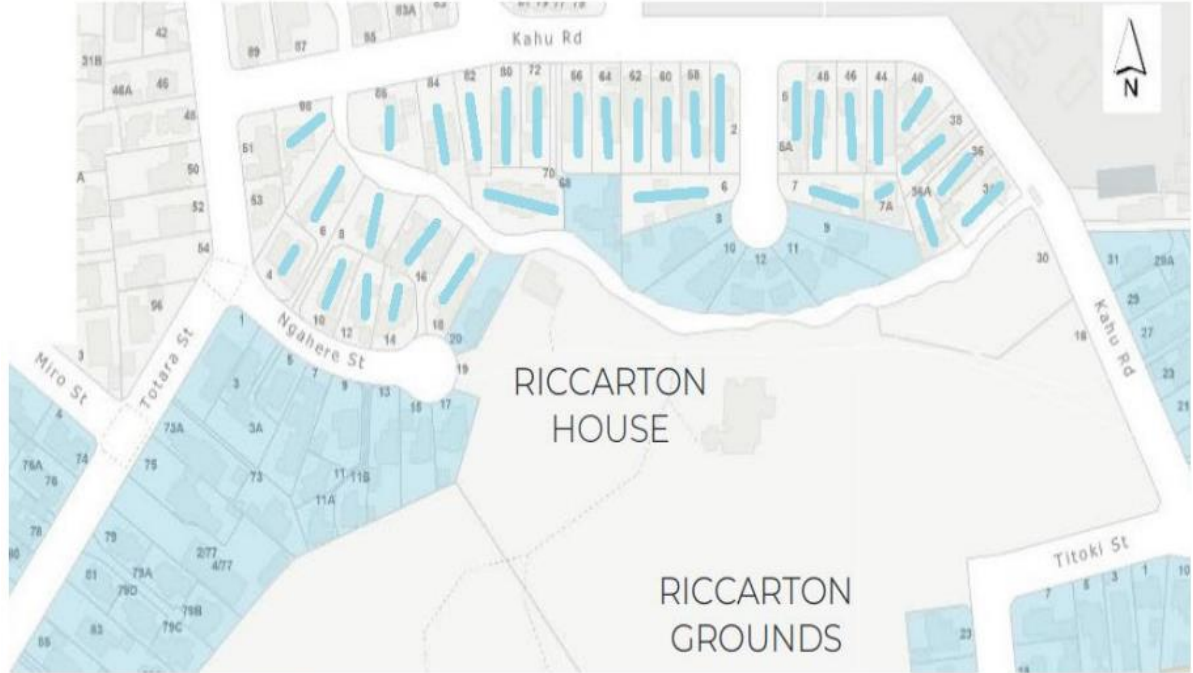
770.1	Robert Smillie	PC14	Support	[S]upport[s] the making of Ryan Street into a 'character' [area] and thereby give it some protections.
773.3	Beckenham Neighbourhood Association Inc	PC14	Support	[Retain Character Areas]
776.1	Rebecca Lord	PC14	Support	[S]eek[s] that the council does make Ryan Street a character area
791.6	Marie Dysart	PC14	Support	Support QM- Character area over the Beckenham Loop (Tennyson Street, Heathcote River, Colombo Street).
791.7	Marie Dysart	PC14	Support	Support QM- Character area over the Beckenham Loop expanded area (Tennyson Street, Heathcote River, Colombo Street).
799.1	Benjamin Love	PC14	Oppose	[That Residential Character Areas are removed]
804.9	Waihoru Spreydon-Cashmere-Heathcote Community Board	PC14	Support	[S]upports the inclusion of the new character areas in Roker St, Spreydon and Bewdley and Evesham Crescenton Barrington.
805.6	Waka Kotahi (NZ Transport Agency)	PC14	Oppose	That the designated Character Areas are reduced in extent.
816.1	Linda Morris	PC14	Support	The submitter supports the Character Area for Beckenham
835.3	Historic Places Canterbury	PC14	Support	The submitter supports this qualifying matter.
835.21	Historic Places Canterbury	PC14	Support	The submitter welcomes the addition of three new character areas and while they regret the removal of two character areas in Sumner and the reduction in size of 7 of the existing character areas, they recognise that these no longer meet the criteria and should therefore be removed or require boundary adjustments. They welcome the inclusion of Residential Character Areas as a Qualifying matter and the introduction of restricted discretionary status to help better manage and protect character areas. They also support more restrictive subdivision for character areas.
868.2	Maureen Kerr	PC14	Seek Amendment	Protect and maintain special character and quality of existing homes in area from Papanui Road to Watford Street.
1006.1	Jane Sutherland-Norton On Behalf Of Andrew Norton	PC14	Seek Amendment	Somerfield and Lower Cashmere suburbs should be in a character area. Resource consent should be required before any development can proceed.
1008.2	Mark Winter	PC14	Seek Amendment	Retain a heritage and character status for Beverley Street.

1031.1	Jeanne Cooper	PC14	Seek Amendment	Provide a buffer zone between character areas and RMD intensive housing [High Density Residential Zone].
1053.2	Jono De Wit	PC14	Oppose	Oppose the Piko Crescent Character Area.
1054.1	Joanne Nikolaou	PC14	Seek Amendment	Seek that a new Character Area be included for Cashmere Somerfield.
1077.2	Waihoru Spreydon-Cashmere-Heathcote Community Board	PC14	Support	Supports the inclusion of the new character areas in Roker St, Spreydon and Bewdley and Evesham Crescent on Barrington.
1079.1	Dr. Bruce Harding	PC14	Seek Amendment	Seek clarification on the RHA 8 (Macmillan Avenue) boundary, as it was all covered in the Special Amenity Area (SaM 17 & 17A) provisions in the late 1990s City Plan. Why is one end of the street singled out and the home of John Macmillan Brown (35 Macmillan Ave) excluded.
1079.2	Dr. Bruce Harding	PC14	Seek Amendment	seek confirmation that homes/properties of iconic citizens (in all city RHAs) are clearly delineated in the revised City Plan—so for Cashmere, for example, “Rise Cottage” (Westenra Terrace), the Ngaio Marsh House (37 Valley Road)
1088.2	Anton Casutt	PC14	Seek Amendment	Seeks that Scott Street, Sydenham is added to a Residential Heritage Area or Character Area.
1090.2	Helen Broughton On Behalf Of Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	Supports the Residential Character Areas, but considers there are other examples of areas with similar character to the areas proposed that should be identified in the Plan including areas of Hornby, South Hornby, Sockburn, Hei Hei, Islington, and Broomfield.

19 - Planning Maps > 19.9 - Any other QMs

Original Submission No	Submitter	Plan Change	Position	Decision Requested
11.8	Cheryl Horrell	PC14	Seek Amendment	Identify Bluebell Lane and other land that has sunk as a “Qualifying Matter” due to it being a “...High Flood Hazard Management Area [and] Flood Ponding Management Area...”.

49.1	Holly Lea Village	PC14	Seek Amendment	Amend the Planning Maps to ensure the Water Body Setback Qualifying Matter accurately reflects the current alignment of Fendalton Stream at 123 Fendalton Road.
50.3	Oliver Comyn	PC14	Seek Amendment	Amend to include the whole of Ngahere Street in the Riccarton Bush Interface Qualifying Matter.
55.13	Tobias Meyer	PC14	Seek Amendment	QM: Riccarton Bush Interface Area: Reduce area and support medium density to be high density.
69.3	John Campbell	PC14	Support	Amend the planning maps to remove the Riccarton Bush Interface Area.
79.1	Andy Hall	PC14	Seek Amendment	Amend the waterway overlay on the Planning Maps. Would like to have the waterway overlay on the Planning Maps to be stopped at my boundary.
82.2	Naretta Berry	PC14	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.
107.29	Heather Woods	PC14	Seek Amendment	Amend zoning 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" because the Qualifying Matter of "Water body Setback" only applies to a very small (5m wide) part of the properties, and is less of a risk than places like Marine Parade that are "Medium Density Residential Zone" with the Qualifying Matter of "Coastal Hazard Medium Risk Management Area" applying to the whole property.
110.5	Marie Mullins	PC14	Oppose	Oppose Riccarton Bush Interface qualifying matter.
121.15	Cameron Matthews	PC14	Oppose	Request removal of the Riccarton Bush Interface Qualifying Matter.
121.39	Cameron Matthews	PC14	Seek Amendment	The area around the existing passenger rail station in Addington and around other feasible station locations such as Hornby, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley and Lyttelton, should be zoned for at least HRZ, MUZ or equivalent density, such that they are at least above baseline MRZ density limits.
145.16	Te Mana Ora/Community and Public Health	PC14	Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.
150.26	Ceres New Zealand, LLC	PC14	Oppose	Delete the Significant and other Trees overlay applied to 25 Peterborough Street and update Planning Map 32C and H10 accordingly.

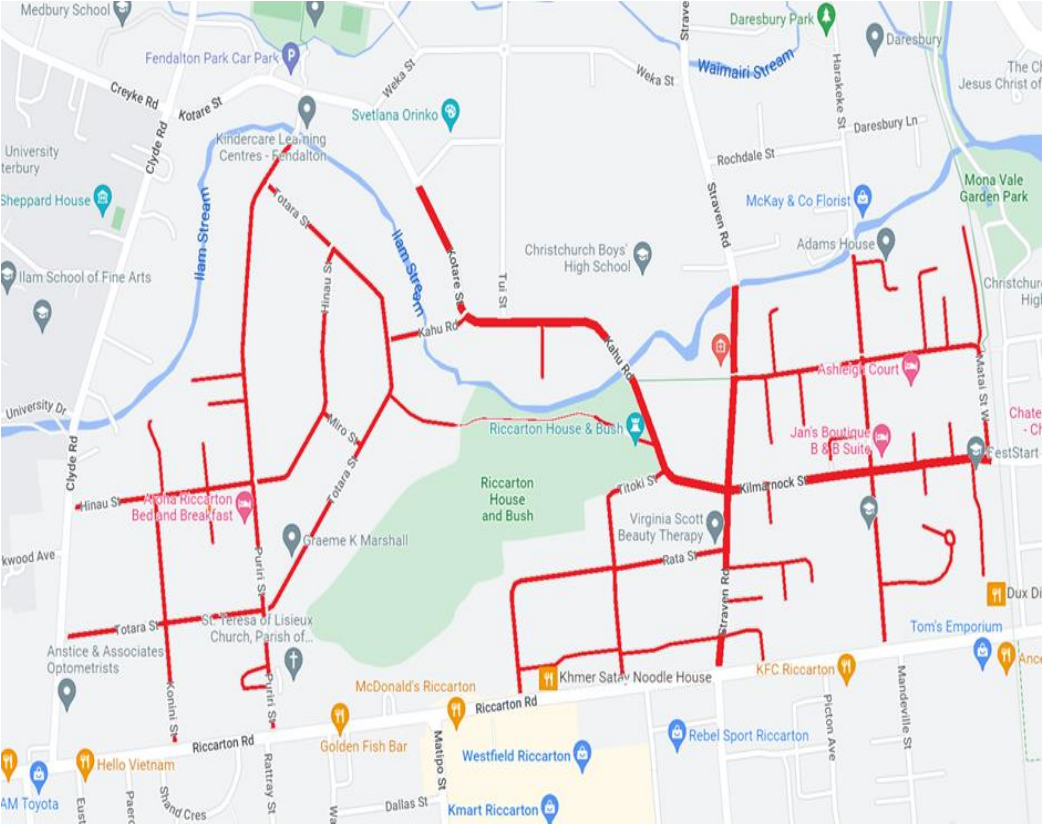
159.2	Jenny Crooks	PC14	Oppose	That 25a Greenhaven Drive, Burwood, be rezoned from Rural Urban Fringe Zone to residential (Medium Density Residential Zoning preferred).
178.2	Jorge Rodriguez	PC14	Seek Amendment	Request that the claim that the St Albans area is a Low Public Accessibility Area be re-evaluated.
187.6	Tom Logan	PC14	Seek Amendment	<i>[Regarding Riccarton Bush Interface Qualifying Matter]</i> reduce proposed area to <i>[the adjoining sites]</i> being 40 houses.
188.7	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	<p>[That the Riccarton Bush Interface QM Overlay is extended to include] the small residential area directly north of Riccarton House and Bush, bounded by Ngahere St, Totara St and Kahu Rd</p>  <p><i>Figure 5 - Area to add to the RBIA</i></p>
188.21	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	New Qualifying Matter for areas subject to frequent surface flooding
188.24	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	[T]heentire area represented by the Riccarton Bush Kilmarnock Residents' Association should bedesignated a Qualifying Matter Pūtarīngamotu-Riccarton Precinct.

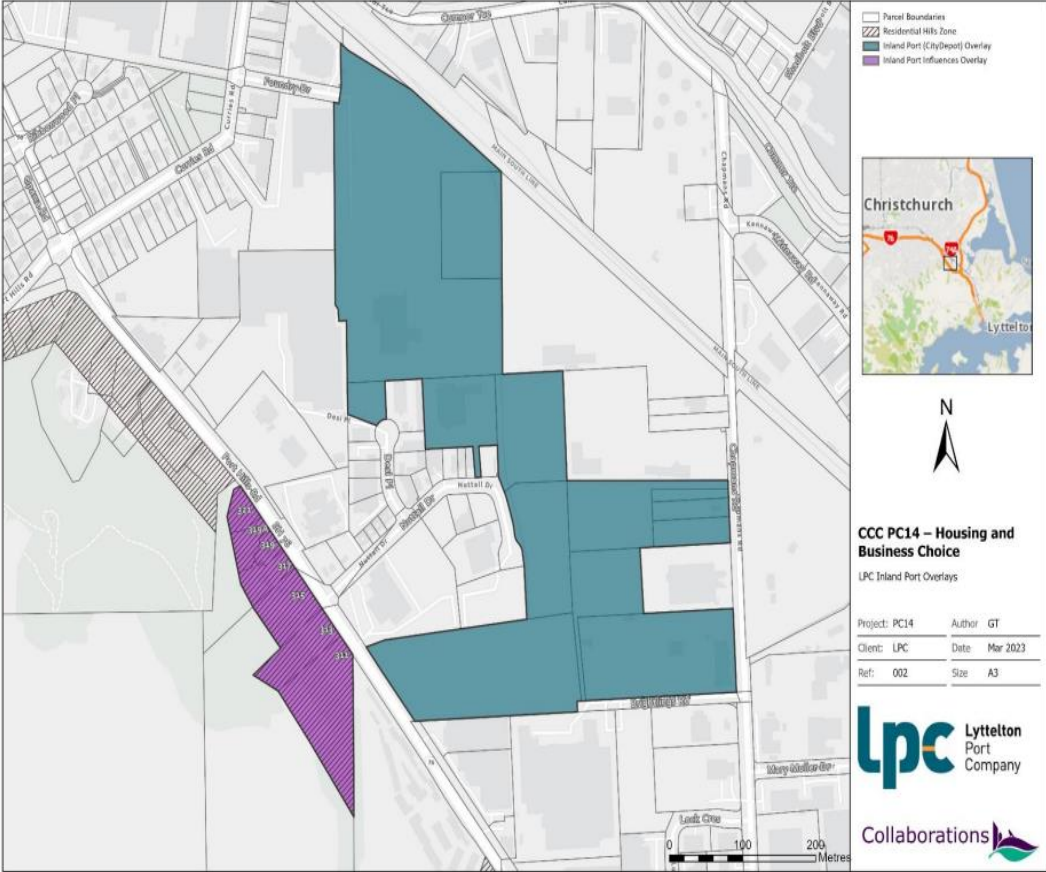
189.6	Matt Edwards	PC14	Seek Amendment	Reduce the area of the Ric Bush interface back to the current level of 40 sites.
191.17	Logan Brunner	PC14	Seek Amendment	[Reduce extent of Riccarton Bush Interface to sites immediately adjacent]
199.3	Joshua Wight	PC14	Seek Amendment	Amend Riccarton bush interface that limits buildings in this area to 8m.
211.4	Pauline McEwen	PC14	Seek Amendment	[Consider QM Wastewater Constraint for Merivale]
225.2	Michael Dore	PC14	Support	Support protections for Riccarton House and Bush.
243.6	Ravensdown Limited	PC14	Seek Amendment	Where the Industrial Heavy zone immediately adjoins a residential zone, apply a 240m Industrial Heavy zone / residential interface buffer from the Industrial Heavy zone boundary over adjoining residential zones.
246.1	Robert Black	PC14	Seek Amendment	Include the Flood Management Area, or at least that part of the FMA in the Merivale catchment, as a Qualifying Matter to exclude MDRS rules from applying.
255.5	William Bennett	PC14	Seek Amendment	Introduce a TC3 land QM.
258.1	Stephen Bryant	PC14	Seek Amendment	Additional traffic impact qualifying matter for developments around small feeder streets in Merivale due to narrowness of existing streets.
324.2	Ivan Thomson	PC14	Seek Amendment	Confirm the Waterway Setback that applies to Pope's Drain is 5m.
351.2	Jono de Wit	PC14	Seek Amendment	Seek to remove or significantly reduce the size of Riccarton Bush Interface Qualifying Matter is removed completely or reduced in size significantly so it is only on the north side of Riccarton bush - furthest away from the public transport corridor and town centre of Riccarton Road.
443.12	Summerset Group Holdings Limited	PC14	Seek Amendment	[Remove the WaterBody Setback QM overlay from the Summerset Cavendish village site at 147 Cavendish Road, Casebrook, Christchurch].
580.6	Darin Cusack	PC14	Seek Amendment	That further densification in areas where flooding is frequent and serious(and there is no immediate plan to mitigate) should be prevented by making those areas a qualifying matter.

580.9	Darin Cusack	PC14	Seek Amendment	That both sides of Matai Street West (including Nikau Place) from Straven Road east to the railway line, including the area north to the north Avon, should be a qualifying matter restricting further residential intensification.
668.4	Keri Murison	PC14	Seek Amendment	Strowan, particularly those blocks in the vicinity of St Andrews College, should be subject to a qualifying matter.
679.5	Tony Dale	PC14	Seek Amendment	It recommended limiting heights to 2-storeys in some proposed RMDS enabled zones, to preservethose views, but in some of this RBIA area the city council proposes retain the underlying RMDS zoning, which would still mean higher density, and more liberal recession planes and setbacks. Plainly, this is not what was intended and this zoning should not be applied. I support the position ofthe Riccarton Bush Kilmarnock Residents' Association (RBK) on this issue.
679.7	Tony Dale	PC14	Seek Amendment	I support the position of the Riccarton Bush Kilmarnock Residents' Association (RBK) on this issue.
679.10	Tony Dale	PC14	Seek Amendment	ON ESTABLISHING A PŪTARINGAMOTU PLANNED PRECINCT I support the position of the Riccarton Bush Kilmarnock Residents' Association (RBK) on this issue:
680.1	Bernard and Janette Johnston and Dovey	PC14	Seek Amendment	Amend PC14 to add a new Qualifying Matter or amend the existing Sunlight Access Qualifying Matter to include the Residential Hills Zone as a Qualifying Matter area, and make all consequential amendments necessary to give effect to this submission. Alternatively, if that relief is not granted, amend PC14 to add a new Qualifying Matter or amend the existing Sunlight Access Qualifying Matter to include the base of the Hills/valleys as Qualifying Matter areas, and make all consequential amendments necessary to give effect to this submission.
680.2	Bernard and Janette Johnston and Dovey	PC14	Seek Amendment	Consider the existing infrastructure issues on the Hills and amend PC14 to include a new Infrastructure Qualifying Matter area on the Hills as appropriate, and make all consequential amendments necessary to give effect to this submission.
682.2	Spreydon Resident's Association	PC14	Oppose	Streets such as Leitch Street [which are flood prone] should be within a qualifying matter to restrict development further from high density housing.
685.80	Canterbury / Westland Branch of Architectural Designers NZ	PC14	Seek Amendment	[New qualifying matter] limiting building height along the Te Papa Otakaro corridor within the central city.

686.6	Robyn Thomson	PC14	Seek Amendment	Create a planned Putaringamotu-Riccarton Precinct Qualifying Matter to cover the area represented by the Riccarton Bush Kilmarnock Residents Association. should be designated a qualifying matter to preserve the special character and history of this area which includes Riccarton Bush and House, Mona Vale, Britten Stables and other sites of historical and cultural importance alongside the residential character of the neighbourhood.
689.77	Environment Canterbury / Canterbury Regional Council	PC14	Seek Amendment	[Seeksnew Qualifying Matters for]: <ul style="list-style-type: none"> • Slope Instability Management Areas - take into account Trangmar’s erosion classes and exclude “severe” erosion class land from further subdivision and development. • the upper Halswell River catchment areas are covered by a Qualifying Matter that prevents further intensification because of inadequate stormwater infrastructure and downstream flooding effects.
692.10	David Murison	PC14	Seek Amendment	I urge Council to identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as MRZ not HRZ as proposed in PC14, as the impact on infrastructure demand and amenity values under HRZ is significantly greater than under MRZ. I seek that this change be made by way of ‘Area limited by Qualifying Matters’ or other appropriate means
693.10	Henri Murison	PC14	Seek Amendment	Seeks that Council identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as Medium Density Residential Zone not High Density Residential Zone. Seek that this change be made by way of ‘Area limited by Qualifying Matters’ or other appropriate means
704.3	WDL Enterprises Limited and Birchs Village Limited	PC14	Seek Amendment	109 Prestons Road (Lot 2 DP 26884 – C26F/220) Future Urban Zone and / or Medium Density Residential Zone
704.7	WDL Enterprises Limited and Birchs Village Limited	PC14	Oppose	That the QM Water body Setbacks be removed from the Land That the PC14 provisions be amended to give effect to the rezoning, removal of theQM Water Body Setbacks, and reflect the issues raised in this submission
723.4	Brookfield Limited	PC14	Oppose	[R]eject, refuse, or otherwise decline the Low Public Transport Accessibility Area Qualifying Matter and consequently implement the MDRS requirements to all Medium Density Residential zones, as directed by the Central Government through the Amendment Act.
747.1	Joshua Wilson Black	PC14	Support	Retain the Sunlight Access qualifying matter

751.21	Christchurch City Council	PC14	Oppose	Remove the "Waterbody Setback - existing" spatial layer from Series D planning maps.
751.137	Christchurch City Council	PC14	Seek Amendment	Across all areas [on Map 45] that have the operative zoning of RNN and are proposed to be either MRZ or HRZ – introduce the “North Halswell ODP Connections” Qualifying Matter, in accordance with s32 evaluation. [Refer to ATTACHMENT 40]
755.5	Margaret Stewart	PC14	Seek Amendment	Make the residential red zone (Otakaro River Avon Corridor) a Qualifying Matter
762.45	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[T]hat the Victoria Street [Height] overlay is extended to include the section between Kilmore Street and Chester street west.
784.2	Jessica Adams	PC14	Seek Amendment	Add QM to take account of geology in relation to ground strength and liquefaction risk
791.2	Marie Dysart	PC14	Support	Support QM- Direct Sunlight Access
792.13	Carmel Woods	PC14	Oppose	Oppose the Waterbody Setback QM as it applies to 135 to 185 Wainoni Road.
798.2	Wolfbrook	PC14	Oppose	Delete the QM - Direct Sunlight Access from entire plan.
805.20	Waka Kotahi (NZ Transport Agency)	PC14	Support	[Generally supports] the intent of the Waste Water Constraints Areas Overlay (Vacuum Sewers) as a qualifying matter. [The submitter seeks this to be] retain[ed] as notified.
807.1	Howard Pegram	PC14	Seek Amendment	QM Direct Sunlight access be applied to entire city.
814.245	Carter Group Limited	PC14	Oppose	Amend the planning maps in respect of either side of Beachville Road, Redcliffs to remove the Sites of Cultural Significance overlay.
815.1	The Board of Trustees of the Te Ara Koropiko West Spreydon School	PC14	Seek Amendment	Request that proximity to a Primary School is introduced as a Qualifying Matter.
816.2	Linda Morris	PC14	Seek Amendment	The submitter supports the Sunlight Qualifying Matter.
829.23	Kiwi Rail	PC14	Support	Retain identification of the NZ Rail Network as a qualifying matter.
835.6	Historic Places Canterbury	PC14	Support	The submitter supports this qualifying matter.

842.10	Fire and Emergency	PC14	Support	Retain as notified.
851.6	Robert Leonard Broughton	PC14	Seek Amendment	[Seeks] A new qualifying matter: Riccarton Commercial/Residential Transition Zone.
851.13	Robert Leonard Broughton	PC14	Seek Amendment	Establish a planned Putaingamotu-Riccarton Precinct as a new qualifying matter. 
853.8	Lyttelton Port Company Limited	PC14	Support	Retain “Qualifying Matter – Lyttelton Port Influences Overlay” as notified.
853.10	Lyttelton Port Company Limited	PC14	Oppose	Include new “Qualifying Matter –Inland Port Influences Overlay”.

853.12	Lyttelton Port Company Limited	PC14	Oppose	<p>Planning map 47 Qualifying Matter – Industrial Interface</p> <p>Extend “Qualifying Matter – Industrial Interface” to cover spatial extent of land identified at Appendix 3 (below) and include “Inland Port” sub-area.</p> <p>APPENDIX 3 – SPATIAL EXTENT OF AFFECTED RESIDENTIAL ZONED PROPERTIES NEAR CITYDEPOT</p>  <p>The map displays a residential area with various overlays. A large teal-shaded area represents the 'Inland Port (City/Depot) Overlay'. A purple-shaded area represents the 'Inland Port Influences Overlay'. The map includes a legend, an inset map of Christchurch and Lyttelton, a north arrow, and a scale bar. Project information is provided in the bottom right corner.</p> <p>CCC PC14 – Housing and Business Choice LPC Inland Port Overlays</p> <table border="1"> <tr> <td>Project: PC14</td> <td>Author: GT</td> </tr> <tr> <td>Client: LPC</td> <td>Date: Mar 2023</td> </tr> <tr> <td>Ref: 002</td> <td>Size: A3</td> </tr> </table> <p>Lpc Lyttelton Port Company Collaborations</p>	Project: PC14	Author: GT	Client: LPC	Date: Mar 2023	Ref: 002	Size: A3
Project: PC14	Author: GT									
Client: LPC	Date: Mar 2023									
Ref: 002	Size: A3									
854.7	Orion New Zealand Limited (Orion)	PC14	Seek Amendment	Support identification of a qualifying matter for Electricity Transmission Corridor and Infrastructure subject to the following amendments: General – qualifying matter for Electricity Transmission and Distribution Corridors and Infrastructure.						
854.8	Orion New Zealand Limited (Orion)	PC14	Support	Retain the operative District Plan provisions within the SEDL QM rather than activity standards associated with MDRS.						
859.6	Ministry of Housing and	PC14	Oppose	That the Key Transport Corridors – City Spine Qualifying Matter [is] deleted						

	Urban Development			
859.8	Ministry of Housing and Urban Development	PC14	Support	[Retain Riccarton Bush Interface Qualifying Matter and consider further reductions]
867.1	Robina Dobbie	PC14	Seek Amendment	[Seeks to] add in a qualifying matter in the CBD and other vulnerable areas of land for managing earthquake natural hazards.
876.28	Alan Ogle	PC14	Seek Amendment	Seek amendment to include the properties at 34, 36, 36A, 38, 40, 44, 46, and 48 Kahu Rd, should, for reason and consistency, in the Airport Noise Influence Zone.
876.29	Alan Ogle	PC14	Seek Amendment	Seek amendment to add a new qualifying matter for the commercial area north of Riccarton Rd in the Riccarton centre. This area should be height restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north.
878.23	Transpower New Zealand Limited	PC14	Seek Amendment	Seeks amendments to the maps to distinguish the National Grid from electricity distribution lines on the basis that different provisions apply to the different types of infrastructure and it is helpful to plan users for this to be shown on the planning maps.
878.24	Transpower New Zealand Limited	PC14	Support	Seeks amendments to the maps to make it clear that the National Grid Yard provisions are an existing qualifying matter.
878.25	Transpower New Zealand Limited	PC14	Seek Amendment	Seeks amendments to the maps to include a notation/cross reference to indicate that the extent of the National Grid Yard shown on the planning maps is indicative only, with the Yard being defined by the rules in the District Plan.
878.26	Transpower New Zealand Limited	PC14	Seek Amendment	Should the extent of the zones be amended in the vicinity of the National Grid, Transpower seeks that the provisions that manage effects on the National Grid that are proposed as a qualifying matter (and as amended by this submission) are similarly extended to any new areas.
878.27	Transpower New Zealand Limited	PC14	Support	Retain the underlying zoning of Designation U3 as notified.
902.26	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Support	[Retain Residential Industrial Interface Qualifying Matter]: [That] there is a strong constraint on residential height and a wide buffer provided between residential areas and any industrial development.

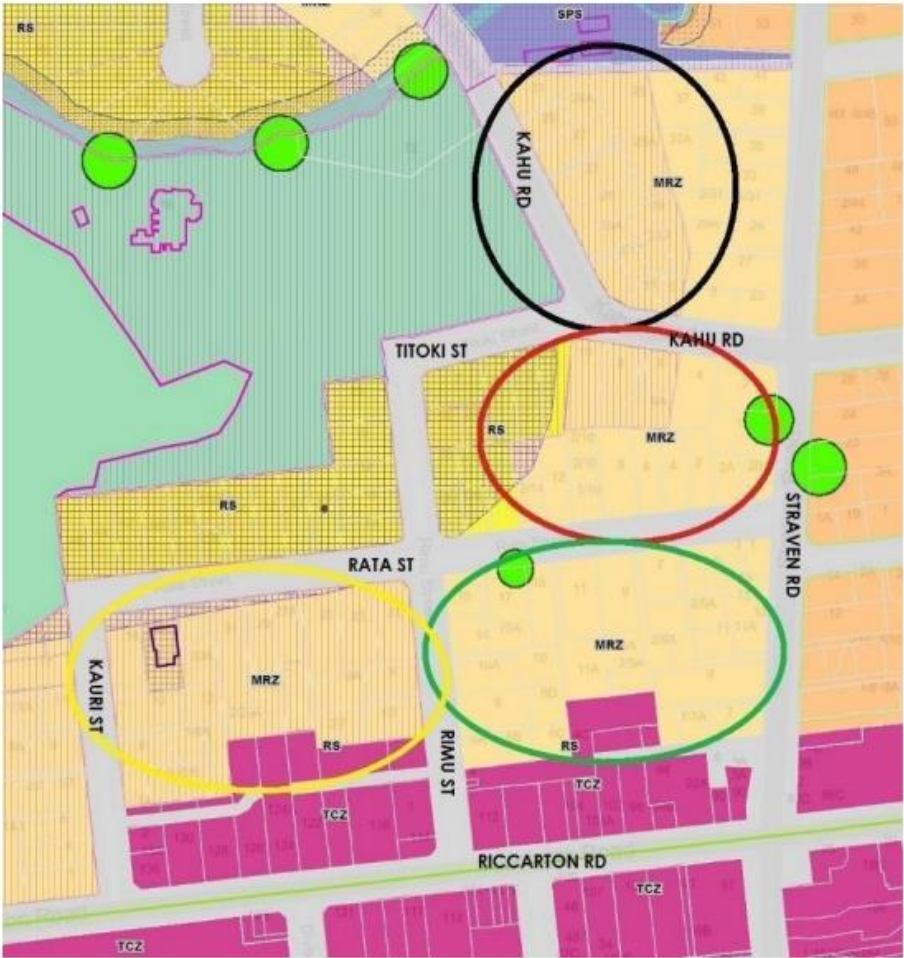
902.29	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[That] the Riccarton Bush Interface [Area is extended to include:] <ul style="list-style-type: none"> • The southern side of Rata Street to Rimu Street and Kauri Street. • Kahu Road opposite the entrance to Riccarton House. • The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side. • all [both sides of] Ngahere Street [and] Girvan Street. • Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses. • the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association.
905.1	Declan Bransfield	PC14	Oppose	[Remove Riccarton Bush Interface Area]
908.1	Christchurch Civic Trust	PC14	Seek Amendment	[Seeks that] Hagley Park be included in PC14 as a Qualifying Matter.
909.8	St John	PC14	Support	[Regarding the radiocommunication pathways qualifying matter and Planning Map 39] Retain as notified.
910.8	Ministry of Justice	PC14	Support	[Regarding the radiocommunication pathway qualifying matter and planning map 39] Retain as notified.
911.8	Department of Corrections	PC14	Support	[Regarding the radiocommunication pathway qualifying matter and planning map 39] Retain as notified.
912.8	Canterbury Civil Defence and Emergency Management Group	PC14	Support	[Regarding the radiocommunication pathway qualifying matter and planning map 39] Retain as notified.
914.19	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Include the Coastal Confined Aquifer as a new Qualifying Matter
914.26	Davie Lovell-Smith Ltd	PC14	Seek Amendment	Remove the advice note and create a new qualifying matter on areas which has infrastructure capacity constraints

19 - Planning Maps > 19.10 - Any other zones

Original Submission No	Submitter	Plan Change	Position	Decision Requested
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15.4	Martin Jones	PC14	Seek Amendment	Do not zone Cashmere View Street or surrounds as High Density Residential Zone.
32.2	Guy Mortlock	PC14	Seek Amendment	Rezone the block bounded by Creyke Road, Ilam Road, Wilfrid Street and Barlow Street from Residential Suburban Zone to either Medium Density Residential Zone or Residential Suburban Density Transition Zone
36.4	Alana Harper	PC14	Support	Cashmere Estate in Cracroft should remain Residential Hills Zone or be Future Urban Zone.
54.6	Shirley van Essen	PC14	Seek Amendment	The airport noise contour to be widened to include 34, 36A and 38 Kahu Road, and more properties west and south of Kahu Road between the two bridges over the Avon River. Properties within the amended noise contour to be zoned Residential Suburban.
54.8	Shirley van Essen	PC14	Seek Amendment	[S]eek[s] that TC3 land (high liquification risk) should remain residential suburban.
66.4	Lisa Fabri	PC14	Seek Amendment	Amend the zoning of the farm and lifestyle blocks on John Paterson Drive [from the Rural Urban Fringe Zone] to the Medium Density Residential Zone or the High Density Residential Zone.
67.15	Rachel Davies	PC14	Seek Amendment	Prioritize or incentivise high density residential development starting from the city center then working outward, once land there has first been developed.
68.3	Darren Fabri	PC14	Seek Amendment	Rezone John Paterson Drive from rural to residential.
69.4	John Campbell	PC14	Seek Amendment	Amend existing Residential Suburban zoning [around Riccarton Bush to south of Rata Street and Kauri Street] to Medium Density Residential
75.2	Sheila McLaughlin	PC14	Seek Amendment	Retain existing [RMD & RSDT] zoning in the area west of Riccarton Mall
121.17	Cameron Matthews	PC14	Oppose	Remove Residential Mixed Density Precinct – Redmund Spur and Residential Hills zoning, applying MDRS and NPS-UD, as applicable.
140.4	Colin McGavin	PC14	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.
142.3	Sue Sunderland	PC14	Seek Amendment	[Retain existing zones in Merivale]
145.17	Te Mana Ora/Community and Public Health	PC14	Seek Amendment	Te Mana Ora recommends that Christchurch City Council considers establishing new green spaces within housing intensification, to support the growing population of Ōtautahi Christchurch.
147.7	Rohan A Collett	PC14	Not Stated	That all of the CBD is rezoned Mixed Use
150.8	Ceres New Zealand, LLC	PC14	Support	Remove 87-93 Victoria Street from the Victoria Street Height Precinct and update the planning maps accordingly

150.9	Ceres New Zealand, LLC	PC14	Oppose	b. Remove the Central City Building Height 32m Overlay from 25 Peterborough Street and update the Central City Maximum Building Height Planning Map accordingly.
150.10	Ceres New Zealand, LLC	PC14	Oppose	a. Remove the Central City Heritage Qualifying Matter and Precinct applied to 25 Peterborough Street and 87-93 Victoria Street and update the planning maps accordingly.
156.4	Maureen McGavin	PC14	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.
158.3	Susan Thomas	PC14	Seek Amendment	[Retain current zoning in Dallington]
161.2	Marilyn Goulter	PC14	Seek Amendment	[Retain existing zones around Oakhampton Street in Hornby]
167.3	Katie Newell	PC14	Seek Amendment	An amendment is sought for 76 Patten Street to be classed as a 'Medium Density Residential Zone' <i>[as opposed to 'Residential Suburban']</i> .
172.2	Traci Mendiola	PC14	Seek Amendment	That the property located at 8 Gilders Grove, Heathcote, Christchurch to be rezoned [from Rural Urban Fringe zone to] Medium Density Residential Zone.


188.9	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	<p>[That all sites located within the Riccarton Bush Interface Area + the Kauri cluster (Kauri St, Rata St, Titoki St, and Rimu St + the north side of Rata Street and the west side of Rimu St extending to Straven Road) are zoned Residential Suburban instead of MRZ]</p>  <p><i>Figure 6 - Kauri Cluster areas appropriate to retain suburban density</i></p>
188.15	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	<p>[That] Jane Deans Close retain[s] its current zoning of Residential Suburban Density Transition [RSDT] [instead of HRZ]</p>
188.18	Riccarton Bush - Kilmarnock	PC14	Seek Amendment	<p>[That] Matai Street West including Kahikatea Lane, Nikau Place, Harakeke St to the bridge, and Kereru Lane is zoned Residential Suburban [instead of HRZ]</p>

	Residents' Association			
194.6	St George's Hospital	PC14	Support	Supports the removal of the St. Georges Heaton Overlay on Planning Map 31
208.3	Amie Cocking	PC14	Oppose	Reject the rule changes that allow for higher intensity residential development outside of the inner city (Four Avenues).
210.1	Victor Ong	PC14	Seek Amendment	Rezone Rural Urban Fringe (RuUF) around 565 Yaldhurt Road to Medium Density Residential (MRZ)
216.3	Russell Wills	PC14	Seek Amendment	[Retain current zoning in Hornby]
220.3	Martin Snelson	PC14	Seek Amendment	[Retain current zoning in those parts of north Halswell that have already been developed]
221.3	Cynthia Snelson	PC14	Seek Amendment	[Retain current zoning in those parts of north Halswell that have already been developed]
232.1	Kurt Higgison	PC14	Oppose	Opposes developments in already built areas and seeks that new development areas grow into new areas,
236.5	Susan Barrett	PC14	Oppose	That rather than wholesale non-consented High Density Residential Zone developments in Christchurch's existing suburbs, it would be preferable, more cost-effective, and quicker to apply these principles to forward-thinking, well-planned green field developments (with the right transport links)
238.2	Prue Manji	PC14	Seek Amendment	[T]hat the streets in the Watford Street, College Avenue, Uranga Avenue and Brenchley Avenue blocks remain [Residential Suburban instead of Medium Density Residential Zone]
242.13	Property Council New Zealand	PC14	Support	Support the proposed amendments that seek to introduce Brownfield Overlay in the Industrial General Zone for land close to identified commercial centres that enables residential and mixed-use development.
244.8	Harvey Armstrong	PC14	Seek Amendment	Seeks that 75 Alderson Ave be rezoned to Residential Hills zoning or create a special zoning for larger block residential sites of 2500 to 10,000 m2
244.9	Harvey Armstrong	PC14	Seek Amendment	Seeks that the Council review all existing vacant land closest to the CBD as to whether it is suitable for residential development.
248.2	Annex Developments	PC14	Support	Support rezoning the Tannery site at Garlands Road from Industrial General to Mixed Use Zone'
277.2	Eriki Tamihana	PC14	Seek Amendment	[Reduce extent of existing zones: <ul style="list-style-type: none"> • Residential Hills and Residential Suburban in the hill suburbs/Westmorland, • Residential Suburban in Hoon Hay, Hei Hei, Ilam, Avonhead, Casebrook, Belfast, Mairehau/St Albans, Westhaven, Parklands, Burwood and Heathcote.]

294.7	Chessa Crow	PC14	Seek Amendment	Seek to retain existing residential zones (Residential Suburban and Residential Suburban Density Transition) in New Brighton area.
294.8	Chessa Crow	PC14	Seek Amendment	Seek to rezone Oram Avenue as Residential Suburban. [Note - Oram Avenue is currently RMD eastern side RSDT western side. PC14 proposes RSDT eastern side and MRZ western side]
300.2	Sam Holdaway	PC14	Seek Amendment	Include Kenwyn Ave in Medium Density [or]...introduce a medium zone between the [Residential Suburban Density] and Medium Density.
306.3	Matty Lovell	PC14	Seek Amendment	[That] St James Avenue, Papanui [retains its existing zoning]
313.1	John Rice	PC14	Seek Amendment	[That] the Residential New Neighbourhood - Rural Urban Fringe zone boundary [on Map 50 in the area to the east of Sutherland's Road and to the north of Cashmere road that includes the new Sutherlands basin and the property at 750 Cashmere Road] be amended to be closer to Sutherlands Road:

316.6	Jo Jeffery	PC14	Seek Amendment	[Retain existing/operative residential zones outside the four avenues]
324.1	Ivan Thomson	PC14	Support	[T]he Independent Hearings Panel and Council adopt the proposed Residential Suburban Zone for 287 Centaurus Road and areas in the vicinity as per above as denoted on Planning Map 46.
329.2	Dominic Mahoney	PC14	Seek Amendment	Retain [operative] Residential Suburban zoning on Perry Street [Merivale]
335.7	Lorraine Wilmshurst	PC14	Seek Amendment	[That suburban areas retain the existing operative zoning]
340.5	Kirsten Templeton	PC14	Seek Amendment	[That Avonhead retains Residential Suburban zoning]
344.7	Luke Baker-Garters	PC14	Oppose	Removal of all central city maximum building height overlays.

344.19	Luke Baker-Garters	PC14	Seek Amendment	Amend plan change 14 to zone all of the central city to mixed use zoning.
386.2	Balmoral Limited	PC14	Oppose	Rezone the sites at 336 and 340 Preston's Road and 427 and 435 Marshland Road Local Centre Zone (Prestons)
388.1	M.I.I.G Limited	PC14	Seek Amendment	[That] the Rural Urban Fringe zoned land located between QEII Drive south and Prestons Local Centre north, and between Prestons to the east and Marshlands Road to the west, in particular Part Rural Section 1705, [is re-zoned to] Medium Density Residential Zone (Planning Maps 19, 25 and 26)
390.5	Mike Singleton	PC14	Seek Amendment	[That the] old sale yard site [at Canterbury Agricultural Park is re-zoned to enable] high density/mixed commercial use and development.
402.3	Justin Avi	PC14	Seek Amendment	Upzone the Future Urban Zone near the new North Halswell town centre to high density.
419.3	James Thomas	PC14	Seek Amendment	Allow further intensification on the Port Hills
430.3	Tracey Berry	PC14	Oppose	[That all of Westall Lane, Avonhead is zoned to enable residential development instead of Rural Urban Fringe].
437.3	David Allan	PC14	Seek Amendment	[Retain current zoning outside the central city]
439.3	Jeff Vesey	PC14	Seek Amendment	That the area proposed to be Residential Suburban Zone under the Airport Noise Influence Area in Avonhead/Ilam be zoned Medium Density Residential Zone in line with the surrounding area and the National Policy Statement for Urban Development.
443.11	Summerset Group Holdings Limited	PC14	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).


				
446.3	Sarah Lovell	PC14	Seek Amendment	[That the Council retain the current zoning in] the bulk of the city's suburbs e.g. St Martins, Hillsborough etc...and not rezone to medium density.
463.2	David Pottinger	PC14	Oppose	Do not expand to 'hill areas' for Medium Density residential.
465.4	Stuart Roberts	PC14	Seek Amendment	[Retain current zones outside the central city]
478.2	Mark Siddall	PC14	Seek Amendment	[Retain existing residential zoning in all suburbs except for] areas surrounding the CBD and suburban shopping areas.
480.1	Selma Claridge	PC14	Seek Amendment	[That] Harris Crescent [Papanui, retains its operative Residential Suburban zoning].
495.1	Janice Hitchon	PC14	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.
508.2	Michael Case	PC14	Seek Amendment	Amend part of the Future Urban Zone for 60 Croziers Road and 340 Cranford Road, Mairehau. Seek that part of these properties are zoned MRZ.
511.2	R.J Crozier	PC14	Seek Amendment	Amend part of the Future Urban Zone for 60 Croziers Road and 340 Cranford Road, Mairehau. Seek that part of these properties are zoned Medium Density Residential.
519.10	James Carr	PC14	Seek Amendment	Seeks a new mixed use zoning.
543.1	Peter Hobill	PC14	Seek Amendment	That the property at 46A Creyke Road (Lot 1 DP 18659 and Lot 2 DP 397744) be zoned as RSDT and any other necessary or further amendments that are required to achieve the outcome sought by this submission or any required as a consequence of the relief [sought]
561.3	Deidre Rance	PC14	Seek Amendment	[Retain existing zones in the Strowan area]
583.6	Jaimita de Jongh	PC14	Seek Amendment	Seek that increased density is not allowed in areas that drain into the mid-Heathcote Ōpāwaho


592.2	Northwood Residents' Association	PC14	Oppose	To not proceed with the rezoning of part of Northwood subdivision [from Residential Suburban to Medium Density Residential].
593.2	Cashmere Park Ltd, Hartward Investment Trust and Robert Brown	PC14	Seek Amendment	<p>Rezone land at:</p> <p>126 Sparks Road (Lot 1 DP 412488) - Rural Urban Fringe to Medium Density</p> <p>17 Northaw Street (Lot 2 DP 412488) - Rural Urban Fringe to Medium Density</p> <p>36 Leistrella Road (Lot 3 DP 412488) - Rural Urban Fringe and Residential New Neighbourhood to Medium Density</p> <p>240 Cashmere Road (Lot 23 DP 3217) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density</p> <p>236 Cashmere Road (RS 41613) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density</p> <p>200 Cashmere Road (Lot 1 DP 547021) - Rural Urban Fringe and proposed Future Urban Zone, to Medium Density</p> <p>As show on Planning Map 45</p>
626.2	Carol Shu	PC14	Seek Amendment	Keep Hyde Park and Avonhead area all RS zoning.
627.24	Plain and Simple Ltd	PC14	Seek Amendment	[New] prototyping zones
638.5	Central Riccarton Residents' Association Inc	PC14	Seek Amendment	[That current zoning is retained outside of] the Central City, defined as The Core and The Frame.
647.3	Michael Palmer	PC14	Seek Amendment	[Retain existing zoning in the outer suburbs]
667.2	Liz Oliver	PC14	Seek Amendment	[Retain existing zoning in the outer suburbs] the boundaries for MRZ should be closer to the city centre
676.13	Jack Gibbons	PC14	Seek Amendment	[That the existing zoning in the proposed Airport Noise Influence Areas be changed to MRZ or HRZ - relates to request to remove QM Airport Noise Influence Area]
681.1	Andrew McCarthy	PC14	Seek Amendment	[That] the entire Residential Hills zone is re-zoned to the Medium Density Residential Zone (Residential Hills Precinct).

691.1	Ross Clarke	PC14	Seek Amendment	[Seeks that] the properties at 370, 390 & 432 Johns Road, Harewood should be rezoned Industrial General, accounting for the attributes of the land/locality and in order to meet the requirements of the NPS-UD.
694.1	KI Commercial Limited	PC14	Seek Amendment	Amend the planning maps to rezone the entirety of the site at 51 Heberden Avenue (as shown in Figure 1 above) residential (either Residential Hills or Medium Density Residential) and the removal of all qualifying matters.
695.10	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	PC14	Support	[Retain] Residential Banks Peninsula Zone [in Lyttelton]
699.3	Christ's College	PC14	Seek Amendment	Rezone 21 Gloucester Street from Medium Residential Zone to Specific Purpose (schools) zone.
704.1	WDL Enterprises Limited and Birchs Village Limited	PC14	Seek Amendment	That the Land be retained as FUZ or all or part of it be rezoned MRZ (or an equivalent zoning). [Please see attached submission for more]
704.4	WDL Enterprises Limited and Birchs Village Limited	PC14	Seek Amendment	[Rezone] 276 Cranford Street (Lot 3 DP 38681 – CB24A/332) Medium Density Residential Zone
704.5	WDL Enterprises Limited and Birchs Village Limited	PC14	Seek Amendment	[Rezoning] 257 Breezes Road (Lot 20 DP 3072, Part Lot 21 DP 3072, Section 1 SO 8411 – CB24A/599, 1013761) Medium Density Residential Zone
704.6	WDL Enterprises Limited and Birchs Village Limited	PC14	Seek Amendment	The Submitter's current view is that it would be most appropriate for the FUZ to apply across the Land in replacement of RNN,
705.7	Foodstuffs	PC14	Seek Amendment	Rezone the following sites at 159 Main North Road. Head Office: Amend to rezone Lot 2 DP14400 (159 Main North Rd), part of Lot 1 DP 14400 and accessway on Lot 7 DP14400 to IG. This reflects the recent PC5 decision. Pak'n Save: Amend to rezone Lot 5 DP3753, Lot 1 DP76152 and Part Lot 1 DP 21207 to Local Centre Zone to reflect the consented and intended use as a PAK'nSAVE
709.6	Philippa Tucker	PC14	Seek Amendment	[That Windermere Road retains the operative Residential Suburban zoning]

726.4	Michele McKnight	PC14	Seek Amendment	[Seeks] the council to mak[e] Gwynfa Ave and any other similiar streets on this hill ... a special character overlay area
728.1	Sutherlands Estates Limited	PC14	Support	Retain the Future Urban Zoning of Lot 101DP 570868, being the development blocklocated at the end of James MackenzieDrive.
728.11	Sutherlands Estates Limited	PC14	Seek Amendment	Rezone all of the residential properties that front Storr Close, Glendore Drive, James Mackenzie Drive and Sutherlands Road to Future Urban
729.1	Independent Producers Limited	PC14	Seek Amendment	The submitter requests that Council amend the zoning of 330, 250 and 232Styx Mill Road (Lot 4 DP 311370, Lot 5 DP311370, Lot 6 DP 311370) from RuralUrban Fringe to Future Urban Zone,without the Air Noise Contour overlay.
730.2	Gwynfa Ave Residents Association	PC14	Seek Amendment	[Seeks that Council retain operative Residential Hills zoning on Gwynfa Ave, Cashmere]
737.8	Christian Jordan	PC14	Seek Amendment	The mixed use zone should not apply between Blenheim Rd and the Railway track. The zone isotherwise a positive change.
749.5	Ryman Healthcare Limited	PC14	Seek Amendment	[That] 20 Radcliffe Road, Northwood (Northwood site) is rezoned from Town Centre Zone (TCZ) to High Density Residential (HRZ)
751.98	Christchurch City Council	PC14	Seek Amendment	Change zoning [of properties at 65-51 Shortland Street (Map 33)] to MRZ [instead of Residential Suburban]. [Refer to ATTACHMENT 2].
751.100	Christchurch City Council	PC14	Seek Amendment	Change [zoning of] areas [on Sir John McKenzie Avenue (Maps 29 & 30) from] RNN to FUZ.
751.108	Christchurch City Council	PC14	Seek Amendment	Within the Qualifying Matter TsunamiManagement Area: <ul style="list-style-type: none"> 1. Where the operative zoning is Residential Suburban, retain this zoning; 2. Where the operative zoning is Residential Suburban Density Transition zone, retain this zoning; 3. Where the operative zoning is Residential Medium Density, change this to Residential Suburban Density Transition zone.
751.112	Christchurch City Council	PC14	Seek Amendment	Remove HRZ [from 114 Mackworth Street and 180 Smith Street (map 39)]. Instead, zone those properties RSDT. [Refer to ATTACHMENT 23] <p>Also remove the Town Centre Intensification Precinct from any residential site not zoned HRZ.</p>
751.116	Christchurch City Council	PC14	Seek Amendment	Change [FUZ] zoning [on Highsted Road] within the identified residential parcels (only) to MRZ [Refer to ATTACHMENT 25].

				
751.118	Christchurch City Council	PC14	Seek Amendment	<p>Change zoning within residential parcels (only) [from FUZ] to MRZ, [in the following areas]:</p> <ul style="list-style-type: none"> • Bill Harvey Drive, Map 44 [Refer to ATTACHMENT 26]. • Quaifes / Sabys Road, Map 49 [Refer to ATTACHMENT 27]. • Glovers Road, Map 49 [Refer to ATTACHMENT 28]. • Leistrella Road, Map 45 [Refer to ATTACHMENT 29].
751.120	Christchurch City Council	PC14	Seek Amendment	<p>Change zoning within residential parcels (only) [from FUZ to] MRZ with Residential Hills Precinct [at] Steve Askin Drive / Carex Rise [and] Round Hill Rise (Map 50) [Refer to ATTACHMENT 30]</p>

751.122	Christchurch City Council	PC14	Seek Amendment	<p>[That undeveloped areas [on Sutherland / Cashmere Road, labelled A below, are zoned Future Urban Zone instead of RNN. Refer to ATTACHMENT 31].</p>  <p>The map displays various zoning districts: FUZ (Future Urban Zone) in orange, RUP (Residential Urban Priority) in light orange, RNN (Residential Neighbourhood) in yellow, RUPH (Residential Urban Priority High Density) in light yellow, LLRZ (Local Living Residential Zone) in light green, and LRZ (Local Residential Zone) in light green. Two specific areas are highlighted with red letters: 'A' is a large yellow area, and 'B' is a smaller yellow area adjacent to a residential street grid.</p>
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751.123	Christchurch City Council	PC14	Seek Amendment	<ol style="list-style-type: none">1. Within areas [on Cashmere Road] marked 'B', change zoning within residential parcels (only) to [from MRZ to] Residential Suburban with the Low Public Transport Accessibility Area overtop.2. Change zoning of undeveloped area [on Cashmenre Road] marked 'A' [from MRZ] to FUZ.  <p>The map displays a section of Cashmere Road and Cashmenre Road. A blue line representing the road runs vertically through the center. To the right of the road, there are several yellow-shaded areas labeled 'MRZ'. Two of these areas are marked with a large red 'A', and one is marked with a large red 'B'. The background is a light orange color, and there are some grey lines representing other roads or boundaries.</p>
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751.127	Christchurch City Council	PC14	Seek Amendment	Change zoning within residential parcels [on the corner of Hendersons / Cashmere Roads] shown as MRZ (only) to FUZ [Refer to ATTACHMENT 33].
751.128	Christchurch City Council	PC14	Seek Amendment	Within the extent [of Mt Pleasant Road / 2 Crest Lane – Monks Spur, Maps 47 & 48]] currently captured as FUZ: remove the Residential Hills Precinct and change the underlying zoning to Residential Hills [Refer to ATTACHMENT 34].
751.132	Christchurch City Council	PC14	Seek Amendment	[At Mathers/ Hoon Hay Road, Map 45] Change RS zoning to MRZ [Refer to ATTACHMENT 35].
751.135	Christchurch City Council	PC14	Seek Amendment	Change RS zoning to MRZ [at the following sites]: <ul style="list-style-type: none"> • Harrowdale Drive / Nortons Road, Map 30 [Refer to ATTACHMENT 37] • Queenswood Gardens, Map 25 [Refer to ATTACHMENT 38]
751.146	Christchurch City Council	PC14	Seek Amendment	Change the zone of Buchan Park from PC 14 Proposed Mixed Use Zone to Operative Open Space Community Parks Zone
760.26	Christchurch NZ	PC14	Seek Amendment	Retain the operative Open Space Community Parks zoning at Buchan Park.
762.39	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	[T]hat the Victoria Street overlay is considered to be extended to also include the section between Kilmore Street and Chester Street West.
775.2	Brigitte Masse	PC14	Oppose	Seeks to retain streets in Spreydon as Residential Suburban Density Transition Zone, as opposed to zoning them as Medium Residential Zone.
784.9	Jessica Adams	PC14	Oppose	Rezone Prestons subdivision from MRZ to Residential Suburban Zone.
788.9	Marc Duff	PC14	Oppose	Remove HRZ from area surrounding Ravensdown Hornby a Fertiliser factory
789.14	Eric Woods	PC14	Seek Amendment	Rezone the area from 135 to 185 Wainoni Road (and further afield), to “Medium Density Residential Zone” [instead of Residential Suburban]
789.15	Eric Woods	PC14	Seek Amendment	rezone the Residential Suburban portion of Keyes Road, to “Medium Density Residential Zone”
789.17	Eric Woods	PC14	Seek Amendment	rezone this area from 157 to 193 Wainoni Road (and further afield), to “Medium Density Residential Zone” [instead of Residential Suburban]
792.11	Carmel Woods	PC14	Oppose	Oppose the Residential Suburban Zone as it applies to 157 to 193 Wainoni Road, and the surrounding area. Seek that this be zoned MRZ.
792.12	Carmel Woods	PC14	Oppose	Oppose Residential Suburban Zone as it applies to 135 to 185 Wainoni Road. Seek that it be zoned MRZ.
792.14	Carmel Woods	PC14	Oppose	Oppose Residential Suburban Zone as it applies to 100 to 300 Wainoni Road.
795.14	Andrew Stevenson	PC14	Seek Amendment	[T]hat CCC rezone the area from 157 to 193 Wainoni Road, including the surrounding region, to a "Medium Density Residential Zone" [from Residential Suburban Zone].

795.15	Andrew Stevenson	PC14	Seek Amendment	[T]hat the CCC should rezone the area spanning from approximately 100 to 300 Wainoni Road and beyond as a "Medium Density Residential Zone" <i>[from Residential Suburban zone]</i> .
795.16	Andrew Stevenson	PC14	Seek Amendment	[R]equest that CCC consider rezoning the area from 135 to 185 Wainoni Road and beyond to a "Medium Density Residential Zone" <i>[from Residential Suburban zone]</i> .
795.17	Andrew Stevenson	PC14	Seek Amendment	[R]ezezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone".
796.12	Justin Woods	PC14	Seek Amendment	[R]ezezone this area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" <i>[from Residential Suburban Zone]</i> .
796.13	Justin Woods	PC14	Seek Amendment	[R]ezezone this area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" <i>[from Residential Suburban Zone]</i> .
796.14	Justin Woods	PC14	Seek Amendment	[R]ezezone this area <i>[from ~100 to ~300 Wainoni Road (and further afield)]</i> to "Medium Density Residential Zone" <i>[from Residential Suburban zone]</i> .
796.15	Justin Woods	PC14	Seek Amendment	[R]ezezone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone" <i>[from Residential Suburban zone]</i> .
797.14	Zsuzsanna Hajnal	PC14	Seek Amendment	[R]ezezone the area between 135 to 185 Wainoni Road, and beyond, to "Medium Density Residential Zone" <i>[from Residential Suburban Zone]</i> .
797.15	Zsuzsanna Hajnal	PC14	Seek Amendment	[R]ezezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone"
797.16	Zsuzsanna Hajnal	PC14	Seek Amendment	[R]econsider zoning the area from 157 to 193 Wainoni Road and beyond <i>[from Suburban Residential zone to Medium Density Residential]</i> .
800.9	Ramon Gelonch Roca	PC14	Seek Amendment	Consider rezoning the area from 157 to 193 Wainoni Road, and surrounding areas, to the "Medium Density Residential Zone" <i>[from Residential Suburban Zone]</i> .
800.11	Ramon Gelonch Roca	PC14	Seek Amendment	Rezone the area from 135 to 185 Wainoni Road and beyond to "Medium Density Residential Zone" <i>[from Residential Suburban Zone]</i> .
800.14	Ramon Gelonch Roca	PC14	Seek Amendment	Rezone the area spanning from approximately 100 to 300 Wainoni Road and beyond as a "Medium Density Residential Zone" <i>[from Suburban Residential Zone]</i>
800.16	Ramon Gelonch Roca	PC14	Seek Amendment	Rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone"
801.11	Jean Turner	PC14	Oppose	[R]ezezone the area from 157 to 193 Wainoni Road, and the surrounding area, to "Medium Density Residential Zone"
801.13	Jean Turner	PC14	Oppose	[R]ezezone the area between 135 to 185 Wainoni Road, and beyond, to "Medium Density Residential Zone"
802.11	Anita Moir	PC14	Oppose	[R]ezezone this area from 157 to 193 Wainoni Road (and further afield), to "Medium Density Residential Zone".
802.14	Anita Moir	PC14	Oppose	[R]ezezone this area from ~100 to ~300 Wainoni Road (and further afield), to "Medium Density Residential Zone".

802.17	Anita Moir	PC14	Seek Amendment	[R]ezone the Residential Suburban portion of Keyes Road, to “Medium Density Residential Zone”
803.11	Tamsin Woods	PC14	Seek Amendment	[Thatthe] area from 135 to 185 Wainoni Road [157-193 Wainoni Road and 100-300Wainoni Road] (and further afield) [is zoned] “Medium Density ResidentialZone” [instead of Residential Suburban]
805.25	Waka Kotahi (NZ Transport Agency)	PC14	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.
814.242	Carter Group Limited	PC14	Oppose	Amend the planning maps in respect of either side of Beachville Road, Redcliffs to rezone the land from RS to MRZ.
819.10	Benrogan Estates Ltd	PC14	Seek Amendment	Rezone 1.58ha at 376 Sparks Road from Rural Urban Fringe to Future Urban Zone.
819.11	Benrogan Estates Ltd	PC14	Seek Amendment	Rezone the residential portions of Lots 1 and 2 DP 82730 and Lot 302 DP 571794, being 376, 388 and 396 Sparks Road Halswell from Medium Density Residential to Future Urban Zone.
820.6	Knights Stream Estates Ltd	PC14	Seek Amendment	Rezone Lot 30 DP 571567 to Future UrbanZone.
821.4	Athena Enterprises Limited and Josephine Enterprises Limited	PC14	Seek Amendment	[Seeks that the] properties at 9, 9A and 9B Sheffield Crescent (the site) [be rezoned to a commercial zone].
823.205	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Amend the planning maps by rezoning the land identified adjacent to Our Lady of the Assumption school in Sparks Road, Hoon Hay [pictured in the original submission, page 84] as SPS (with a consequential change to Appendix 13.6.6.2 made, to identify an underlying zoning of MRZ).
823.206	The Catholic Diocese of Christchurch	PC14	Seek Amendment	Amend the planning maps to identify a Brownfield Precinct overlay, over the Industrial General zoned school site [2 Lydia Street, Papanui] ; and delete the Industrial Interface overlay for those properties with frontage to Northcote Road or Lydia Street.
823.208	The Catholic Diocese of Christchurch	PC14	Support	Retain the SPS and CCMUZ zoning of the land at 136 Barbadoes Street [identified in original submission], but delete the heritage listing/outline from the planning maps.
823.209	The Catholic Diocese of Christchurch	PC14	Support	Retain the Special Purpose School zoning of the land at 373-375 Manchester Street [identified in original submission].
848.1	Peebles Group Limited	PC14	Seek Amendment	Amend the planning maps to rezone the properties at 468-470 Cranford Street as LCZ, as indicated below.

849.2	Entropy MMX Limited	PC14	Seek Amendment	Amend the planning maps to rezone the properties at 142- 144 Winters Road as IG, MRZ, or RS.
850.1	Crichton Development Group Limited	PC14	Seek Amendment	Amend the planning maps to rezone the properties at 5-19 John Paterson Drive and 451 Halswell Junction Road as MRZ.
852.13	Christchurch International Airport Limited (CIAL)	PC14	Oppose	Amend the planning maps to remove Residential New Neighbourhood zoning and rename to Residential Suburban or Residential Suburban Density Transition zone.
860.2	Sally & Declan Bransfield	PC14	Support	Retain Residential Suburban Zone around Deans Bush Interface Area as notified.
876.9	Alan Ogle	PC14	Seek Amendment	All areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review (recommended for inclusion in the RBIA), and those sites on the north side of Ngahere St and in the area between the Avon River and Kahu Rd, should be limited to 2-storeys and remain Residential Suburban density.
880.4	Cathedral City Development Ltd	PC14	Oppose	Rezone 85 Harry Ell Drive from Rural Port Hills Zone to MRZ or FUZ.
881.23	Red Spur Ltd	PC14	Seek Amendment	[Seeks to] [a]mend the residential zone boundaries of Redmund Spur as shown on the map i.e rezone the areas identified as B.1 – B.4 to Residential Hills/ Medium Density Residential (Redmund Spur Precinct); and rezone the areas identified as A.1 – A.2 to Rural Port Hills
881.24	Red Spur Ltd	PC14	Seek Amendment	[Seeks to] [a]mend the location of the Redmund Spur Neighbourhood Centre on the relevant planning maps and Table 15.1 below to be consistent with the location and size of the NC approved under Stage 6 subdivision consent (RMA/2022/2892) [refer to attachment].
882.1	Latimer Community Housing Trust	PC14	Seek Amendment	Request the introduction of inclusionary Housing Plan which lists within the District Plan along the lines of the Queenstown Lakes Council, require developers of new residential housing in the area to make a financial contribution to a fund to be used to provide affordable housing. We support the submission of Te Whare Roimata Trust [#105] and its recommendations.
883.2	Miles Premises Ltd	PC14	Oppose	Rezone 400, 475 Memorial Avenue and 500, 520 and 540 Avonhead Road from Industrial Park Zone to either Future Urban Zone or Medium Density Residential Zone.
883.5	Miles Premises Ltd	PC14	Seek Amendment	Rezone 400, 475 Memorial Avenue and 500, 520 and 540 Avonhead Road from Industrial Park Zone to either Future Urban Zone or Medium Density Residential Zone.
884.3	Troy Lange	PC14	Seek Amendment	Rezone 120, 100, 88, 76, 68, 66, 60, 46, 44, 42, 40 and 38 Hawthornden Road Future Urban Zone or Medium Density Residential.
887.3	Jane Harrow	PC14	Seek Amendment	Rezone land between the 50 and 55 Ldn CIAL airport noise contour for urban development, with no restrictions relating to airport noise, including 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road as identified on the aerial photograph

				below. Rezone 384, 388, 420, 422, 424, 426, 434 Sawyers Arms Road and 123 and 141 Gardiners Road Future Urban Zone or Medium Density Residential.
898.2	Denis McMurtrie	PC14	Seek Amendment	[That] the area to the South and East of Harewood Road and Main North Road [around Paparoa Street / Strowan] is zoned Residential Suburban.
900.1	Summit Road Society	PC14	Support	We support no change/extensions to the existing residential areas on the Port Hills.
902.30	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[That all sites within the Riccarton Bush Interface Area and on Matai Street] retain Suburban Density Zoning. [Note: Area includes sought extension to RBI: The southern side of Rata Street to Rimu Street and Kauri Street; Kahu Road opposite the entrance to Riccarton House; The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side; all [both sides of] Ngahere Street [and] Girvan Street; Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses; the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association].
903.8	Danne Mora Limited	PC14	Seek Amendment	Remove Meadowlands Exemplar
904.1	880 Main North Road Limited	PC14	Seek Amendment	Seek that a Brownfield Overlay is applied to 874-880 Main North Road, North Belfast (currently zoned Industrial General Zone).
914.18	Davie Lovell-Smith Ltd	PC14	Seek Amendment	The waterbodies on the planning maps are to be identified as 'indicative locations only' or alternatively to show them in their correct location or not at all.
915.2	25 KBR Limited	PC14	Seek Amendment	Retain the Future Urban Zone over the residential portion of 432 Spark Road.
916.1	Milns Park Limited	PC14	Support	Retain the Future Urban (FUZ) zoning for 25-51 Milns Road (Lot 600 DP 579587)
916.2	Milns Park Limited	PC14	Seek Amendment	Rezone Lot 500 DP 5795877 in Kearns Drive, Halswell to Future Urban Zone
916.12	Milns Park Limited	PC14	Seek Amendment	The waterbodies on the planning maps are to be identified as 'indicative locations only' or alternatively to show them in their correct location or not at all.
916.13	Milns Park Limited	PC14	Support	"Retain the Future Urban (FUZ) zoning for 25-51 Milns Road (Lot 600 DP 579587)"
1023.1	Cyril Warren Price	PC14	Seek Amendment	Seek that Paparoa Street, Papanui, Christchurch become part of a Residential Suburban Zone restricted to urban residential living.

Original Submission No	Submitter	Plan Change	Position	Decision Requested
3.3	Richard Abey-Nesbit	PC14	Support	Support the current proposed change providing for intensification of the city.
10.1	Colleen Borrie	PC14	Oppose	Oppose all of proposed plan change introducing greater intensification to Christchurch. Do not give effect to s77G of the Resource Management Act 1991.
11.9	Cheryl Horrell	PC14	Oppose	<i>[Numerous statements within the submission indicate opposition to medium and high density residential development. Decision sought is not specified]</i>
19.1	Patricia Dench	PC14	Seek Amendment	Resource consent should be required for any development that PC14 has considered.
20.1	Les Drury	PC14	Seek Amendment	Resource consent should be required for any development related to PC14.
24.2	John Hurley	PC14	Seek Amendment	Prioritise liveability over intensification.
27.1	Steve Parkes	PC14	Seek Amendment	That resource consent should be required before ANY development can proceed.
34.2	Andrew McNaught	PC14	Support	Withdraw provision 14.6.2.1 - Building Height
37.2	Susanne Trim	PC14	Support	[Supports] the general direction of the Council's proposals.
54.3	Shirley van Essen	PC14	Seek Amendment	Investigate the social effects and consequences of Plan Change 14.
54.4	Shirley van Essen	PC14	Seek Amendment	Review population future growth modelling
54.5	Shirley van Essen	PC14	Seek Amendment	Delay the closure date for submissions.
56.1	Joanna Knight	PC14	Oppose	W [W]ish for the council to be able to use the plan they made initially after the earthquakes.
58.1	Stephen Walsh	PC14	Seek Amendment	Introduce this plan [change] in smaller manageable stages
61.12	Victoria Neighbourhood Association (VNA)	PC14	Oppose	Evaluate whether the existing Plan can, without change, enable sufficient intensification for the needs of Christchurch without any change via PC14.
61.46	Victoria Neighbourhood Association (VNA)	PC14	Seek Amendment	Seek opportunities to enable more sunlight access where beneficial, and housing demand is still met

64.1	Carl van Essen	PC14	Oppose	Oppose plan because it is unnecessary under current population growth levels.
70.1	Paul Wing	PC14	Seek Amendment	Housing intensification should be better planned. Current plan will lead to bad design. Intensification should be done at the block level not at the section level. As a minimum all new builds should be built to passive house standards, we need more better design and planned house, not the unplanned low standard intensification of this Plan Change
78.1	Linda Blake	PC14	Support	Supports the implementation of Plan Change 14.
85.1	Lorraine Raxworthy	PC14	Oppose	Do not wish to see 'infill housing' in our lovely Christchurch suburbs.
94.2	Rebecca Perkins	PC14	Oppose	I object to plan change 14 in its entirety.
100.1	Mary Clay	PC14	Oppose	Oppose plan change 14 in its entirety.
103.1	Damian Blogg	PC14	Oppose	[That further consultation and assessment is undertaken]
104.1	Ann Clay	PC14	Oppose	[That further consultation and assessment is undertaken]
105.2	Te Whare Roimata	PC14	Seek Amendment	That the present market-led, compact city model favoured in Plan Change 14 is replaced by the notion of the “Just City” now advanced in the literature as the means of addressing the distributive inequalities of urban growth which sees equity and urban justice put at the centre of planning decisions.
112.16	Nikki Smetham	PC14	Seek Amendment	[Clarify and strengthen] these matters: <ul style="list-style-type: none"> • The monitoring process • Increased stormwater generally
114.5	Connor Mclver	PC14	Seek Amendment	Please look at the way Auckland Council has consulted on their equivalent plan changes. That was significantly easier to engage with than this.
117.2	Ian Tinkler	PC14	Support	It is important that Christchurch be developed in a sustainable way.
134.1	Terry Blogg	PC14	Oppose	Reject the Plan Change in its entirety.
145.1	Te Mana Ora/Community and Public Health	PC14	Support	While Te Mana Ora recognises that there has been controversy in applying the Medium-Density Residential Standards (MDRS) set out in the Resource Management (Enabling Housing and Other Matters) Amendment Act and the National Policy Statement on Urban Development (NPS-UD) 2020 in Ōtautahi Christchurch, Te Mana Ora supports this Government direction.
145.2	Te Mana Ora/Community and Public Health	PC14	Seek Amendment	Te Mana Ora challenges Christchurch City Council to see these plan changes as an opportunity to influence the health and wellbeing of residents in Ōtautahi Christchurch and create better conditions for more health promoting communities.

155.5	Trudi Bishop	PC14	Oppose	The proposed changes to Plan 14 are not taking into account the wellbeing of the city's residents from living in close proximity to each other.
161.3	Marilyn Goulter	PC14	Oppose	Improved communication methods - objecting to the manner in which Council chose to communicate this zoning change to residents.
184.14	University of Canterbury	PC14	Support	The University is generally supportive of PC14 and efforts to enable more development in the city's existing urban footprint. The University considers that amendments are required to the planning framework to enable intensification, recognizing the need for housing supply, while not compromising on good design and amenity outcomes.
188.1	Riccarton Bush - Kilmarnock Residents' Association	PC14	Seek Amendment	The plan change should be reviewed once a proper social impact assessment has been completed.
197.1	Steve Smith	PC14	Oppose	more public consultation/ discussion
197.2	Steve Smith	PC14	Seek Amendment	[Retain current District Plan rules and introduce changes more gradually]
200.1	Robert J Manthei	PC14	Seek Amendment	<ol style="list-style-type: none"> 1. Restart process based on accurate projections for future housing needs and population trends, or do no more than what is required 2. Directly address the ongoing (and growing) problem of a lack of affordable housing. 3. stop any further work on the proposed PC14 and consider instead how to best fulfil its stated aims by responding in the least disruptive way to the requirements set out in the NPS-UD
200.9	Robert J Manthei	PC14	Seek Amendment	<ol style="list-style-type: none"> 1. Begin now to establish a Street Running Large Spacing Busway system of public transport. 2. Reinstate the inner city Shuttle bus immediately.
200.10	Robert J Manthei	PC14	Seek Amendment	Any future version of Plan Change 14 should incorporate regulations mandating 'Sponge city' concepts, no matter what the final density targets become. The CCC should set a sponginess rating of 35%, the same as Auckland's.
203.7	Steve Petty	PC14	Oppose	Opposes implementation of Plan Change 14.
204.2	Halswell Residents' Association	PC14	Seek Amendment	Mandate rainwater harvesting with all developments under this plan change
205.27	Addington Neighbourhood Association	PC14	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.

205.38	Addington Neighbourhood Association	PC14	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.
205.39	Addington Neighbourhood Association	PC14	Seek Amendment	Areas of higher density should provide residents with access to public green spaces within a distance of no more than one kilometre.
207.2	Mitchell Cocking	PC14	Oppose	Reject the plan change
212.1	The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)	PC14	Support	Support general intent of the Plan Change 14.
214.1	Michael Boissard	PC14	Oppose	Your proposal will destroy the character of a very pleasant part of the city. Also there appears to be no provision for the amenities that will be required by the increased population.
218.1	Julia van Essen	PC14	Oppose	[T]hat the council review the need for the extent of the changes proposed under plan change 14.
218.2	Julia van Essen	PC14	Seek Amendment	[T]hat the submission process (webpage) is made simpler to use and less glitchy.
218.3	Julia van Essen	PC14	Seek Amendment	[T]hat submissions [are] reopened and more time given for submissions [following improvement to the submissions web page].
218.4	Julia van Essen	PC14	Seek Amendment	[That] a review into the social impact of plan change 14 [is undertaken].
218.5	Julia van Essen	PC14	Oppose	[Revisit the vote to notify Plan Change 14]
222.1	Deans Avenue Precinct Society Inc.	PC14	Support	Support the broad goals of the urban intensification process, and do not think that Christchurch should be allowed to sprawl further across the plains. We need to take account of national priorities, not only with respect to land use, but with respect to energy efficiency and de-carbonisation.
224.23	Atlas Quarter Residents Group (22 owners)	PC14	Support	The need for greater intensification is supported, but this does not require or justify the proposed increases in height limits as permitted activities.
224.24	Atlas Quarter Residents Group (22 owners)	PC14	Support	The inclusion of the qualifying criteria is supported, independent of height limits.
225.1	Michael Dore	PC14	Oppose	Opposes any residential development above 12 meters beyond the inner city.
226.2	Graeme McNicholl	PC14	Seek Amendment	As an alternative to intensifying the housing in the city, Council's should be looking at current inner-city large blocks of land, such as Princess Margaret Hospital site on Cashmere Road, the old Christchurch Women's Hospital site on Colombo Street, current empty tracks of land such as along Moorhouse Avenue, and rezone these areas for mixed use retail with apartment living above.

				<p>Furthermore there are potentially other older commercial/industrial areas of Christchurch such as Addington, Sydenham and Phillipstown that should be rezoned as mixed use commercial with apartment living above.</p> <p>Furthermore, the future large green field developments should cater for the medium-density housing as proposed, in order to safe-guard prospective house owners with an understanding of what they are buying.</p>
232.5	Kurt Higgison	PC14	Oppose	Opposes developments in already built areas and seeks that new development areas grow into new areas,
236.3	Susan Barrett	PC14	Oppose	That rather than wholesale non-consented High Density Residential Zone developments in Christchurch's existing suburbs, it would be preferable, more cost-effective, and quicker to apply these principles to forward-thinking, well-planned green field developments (with the right transport links)
236.6	Susan Barrett	PC14	Oppose	That rather than wholesale non-consented High Density Residential Zone developments in Christchurch's existing suburbs, it would be preferable, more cost-effective, and quicker to apply these principles to forward-thinking, well-planned green field developments (with the right transport links)
237.1	Marjorie Manthei	PC14	Seek Amendment	<p>That the level of intensification be re-visited, and that PC14 goes only as far as it must to satisfy the minimum requirements of NPS-UD and Enabling House legislation.</p> <ol style="list-style-type: none"> 1. Base decisions on the required 10-30 year period, not 50 years. 2. Reduce extent of walkable catchments
250.1	Ian Dyson	PC14	Seek Amendment	[A]gree with the goals of densification, but it needs to be done in a controlled manner by releasing designated areas for development. Other areas can then be released as requirements dictate.
251.1	Daniel McMullan	PC14	Support	
259.9	Ara Poutama Aotearoa	PC14	Support	Ara Poutama supports the overall intent of PC14
263.13	Harley Peddie	PC14	Seek Amendment	Density is what this city needs, not ever increasing property values.
268.14	Clare Marshall	PC14	Seek Amendment	Plans need to be made with climate change in mind.
272.1	Caitriona Cameron	PC14	Seek Amendment	The proposal should provide protections for existing property rights. This could be achieved by setting a 'phase in' period (perhaps 5-10 years) for developments under the new regulations
272.3	Caitriona Cameron	PC14	Seek Amendment	The proposal should facilitate coherent residential planning, rather than allow a solely market-driven approach (which risks 'lowest common denominator')

				development). Specifically et a phase-in period (as suggested in C1 [272.9]) would also ensure more coherent development. It is likely there would be more larger coherent developments, rather than piece-meal development.
287.1	Mark Nichols	PC14	Seek Amendment	Seek densification in a planned and staged way by staging the effective date of the zoning changes in for example rings coming out from the city centre and/or major shopping areas, so that the densification occurs in a structured way over time, rather than in a haphazard way across most of the city. This will allow for a more staged build out of the infrastructure required to support the densification.
289.1	Cody Cooper	PC14	Support	[S]upport the intensification in our City and changes to make it more affordable to live in our city, including making it more accessible on foot and by cycling.
292.2	Julie Farrant	PC14	Support	Seeks amendments to ensure that existing stormwater infrastructure is competent for [high density accommodation development].
293.1	Exsto Architecture	PC14	Support	[S]upports the MDRS rule change and the Qualfying Matter proposals.
294.5	Chessa Crow	PC14	Support	Seek to share all proposed building consents submitted to neighbours so they know of (potential) plans for building and property development on land that directly affects their lives/well-being/investment/living.
294.9	Chessa Crow	PC14	Seek Amendment	Seek to Improve transport links and public transport service to New Brighton area
294.10	Chessa Crow	PC14	Seek Amendment	Seek to provide more infrastructure and facilities in New Brighton
296.1	Danielle Barwick	PC14	Seek Amendment	Upgrade storm and wastewater infrastructure to better service existing and proposed future needs before allowing increased housing density.
302.1	Nick Edwards	PC14	Support	Approve the proposed change.
305.18	Vickie Hearnshaw	PC14	Support	[S]upport[s] the idea of developing a new town plan.
306.2	Matty Lovell	PC14	Oppose	[T]hat this intensification change be dismissed entirely and the [District Plan] remains as is.
307.1	Robert Fletcher	PC14	Support	Support the plan change and would like to see it implemented with no further amendments.
314.1	Graham Townsend	PC14	Support	[Retain provisions that enable intensification]
315.4	Denis Morgan	PC14	Seek Amendment	<p>I have a strong objection to.</p> <ul style="list-style-type: none"> • Lack of proper social impact assessment* • Lack of community consultation by the NZ House of Representatives. • Every 300 square metre section in HDZ being a candidate. • Scant references within Sec 32 documents to American and European practices but no science or studies of similar experiences especially at

				similar latitudes. The reports are opinions without community input or facts.
315.5	Denis Morgan	PC14	Not Stated	<i>I have major concerns about quality of life with PC14 changes.</i>
315.11	Denis Morgan	PC14	Seek Amendment	There be no discretion of Council officers to approve development where it breaches rules for stream setbacks, boundary setbacks, recession plane and privacy and outlook spaces; a building fits the envelope, or it doesn't. Nor should there be any discretion regarding additional privacy through outlook spaces.
318.1	Nicholas Latham	PC14	Seek Amendment	[Seeks] [l]ess restrictions on increasing housing, especially mixed zone areas Support[s] more housing, with an especially in the city centre
327.1	Mike Oxlong	PC14	Oppose	Oppose Plan Change 14 in entirety.
333.2	Eric Ackroyd	PC14	Seek Amendment	That higher density housing development be prioritised in the city centre ahead of other residential zones.
336.1	John Walker	PC14	Support	[Retain all provisions] - I support the proposed plan change as it is.
338.1	Kate Revell	PC14	Oppose	Restrict building heights to a maximum of 22 metres.
339.1	Chris Neame	PC14	Oppose	Restrict maximum height for development to 22 metres
353.2	Roger Conroy	PC14	Oppose	[Seeks to oppose the planning for future growth for Christchurch]
354.5	Waimāero Fendalton-Waimairi-Harewood Community Board	PC14	Seek Amendment	[Seeks council] to consider the capacity of existing infrastructure to support development.
354.6	Waimāero Fendalton-Waimairi-Harewood Community Board	PC14	Seek Amendment	[Seeks council ensures] that there will be requirements for developers to engage with the local community.
357.1	Alexandra Free	PC14	Support	Support plan change 14
358.2	Shona Mcdonald	PC14	Seek Amendment	[Improve bus services]
380.11	South Shore Resident's Association (SSRA)	PC14	Seek Amendment	[Reduce level of regulation and slow down the pace of change]
399.1	Peter Earl	PC14	Oppose	Oppose the whole plan change
406.4	Michael Andrews	PC14	Oppose	[Relating to water charges] Oppose all water changes.
424.1	Dragon Fly	PC14	Oppose	Oppose the entire plan change.
425.1	Tom King	PC14	Support	[S]upport[s] changes to manage and set controls/requirements around increasing housing density, particularly in suburban area's.
425.9	Tom King	PC14	Seek Amendment	Consideration needs to be given and requirements increased for developers, as to the impact that high density housing and increased height will have on existing houses/ neighbours to minimise loss of privacy, sunlight and road congestion.

427.1	Michelle Warburton	PC14	Oppose	Oppose intensification in existing suburbs
433.3	John Dunford	PC14	Oppose	[O]ppose[s] the new zoning plan.
435.2	Madeleine Thompson	PC14	Oppose	[Oppose change to the Christchurch District Plan]
437.4	David Allan	PC14	Seek Amendment	[Oppose High and Medium Density Housing]
438.1	Brendon Lee	PC14	Oppose	The whole plan change is declined
442.1	Logan Simpson	PC14	Oppose	Oppose the plan change, housing density needs to reduce.
445.4	Alison Dockery	PC14	Seek Amendment	Seeks that adequate infrastructure is provided (health care, protection of open space, parking, public transport, hospitals, emergency services) to cater for intensification.
446.1	Sarah Lovell	PC14	Seek Amendment	[That Council] undertakes further consultation due to the unacceptability of the current plan to the public.
447.1	Alex Lowings	PC14	Oppose	A halt to the high density housing requirement.
457.1	Michael Harrow	PC14	Oppose	Oppose any increase in density and height in all residential zones.
459.1	Joseph Bray	PC14	Support	I am seeking that the council passes all proposed amendments to PC13 and PC14.
464.1	Sarah Pezaro	PC14	Support	Supports the plan change in entirety
465.7	Stuart Roberts	PC14	Oppose	Provision:Subdivision, Development and Earthworks,Chapter 14 - Residential,Planning Maps,All Decision Sought:I wish to see the MRZ and HRZ zoning left as it is currently not changed so as proposed. Minimum subdivisible section size at 450 sqm for MRZ and current (not proposed) size for HRZ
466.1	Sarah Inglewood	PC14	Support	Approve the plan change that provides for more high density housing
471.21	Kem Wah Tan	PC14	Oppose	[Enable satellite towns connected with good public transport rather than intensification of the existing city]
474.1	Heather Tate	PC14	Oppose	To not add more on to height gains for commercial and residential
476.5	Rob Seddon-Smith	PC14	Support	Supports the planned areas of intensification in areas where excellent public transport is available.
478.3	Mark Siddall	PC14	Seek Amendment	[That] public transport [is] in place for the CBD and suburban shopping centres.
480.4	Selma Claridge	PC14	Seek Amendment	Fix the stormwater drains before rezoning occurs
483.1	Ian Drew	PC14	Oppose	Oppose plan change that supports infill housing or light rail.
487.3	Joy Reynolds	PC14	Oppose	[S]top highrise and infill housing
489.1	Chris Baddock	PC14	Support	Seeks that intensification occurs provided that necessary infrastructure should be built before intensifying the housing, regarding public transport
490.2	Nina Ferguson	PC14	Seek Amendment	A fairer District Plan for the people of Christchurch [that] support[s] current homeowners.

490.3	Nina Ferguson	PC14	Seek Amendment	Financial compensation to existing homeowners / Large buy outs of existing properties
514.12	Ann Vanschevensteen	PC14	Seek Amendment	The CCC should legislate to make at least 50% of newly-built homes accessible / suitable for people with disabilities, or people who cannot use stairs. Furthermore, all new builds should have solar or wind power generators, grey water toilets and proper soundproofing. That would be properly building for the future.
540.4	Ben Close	PC14	Support	More frequent buses and safer cycle ways are an absolute must all across the city.
580.1	Darin Cusack	PC14	Seek Amendment	That a proper and in-depth social impact assessment [is] completed.
580.13	Darin Cusack	PC14	Oppose	[Reject plan change]
583.1	Jaimita de Jongh	PC14	Seek Amendment	Seek that the plan change takes a systems approach, provides for housing choice and flexibility for a declining population
583.4	Jaimita de Jongh	PC14	Oppose	Oppose increased density where there is no public transport (specifically without light rail).
599.4	David Townshend	PC14	Seek Amendment	<ol style="list-style-type: none"> 1. 'CCC' publicly clarify that 'MDRS' has immediate legal effect to all medium and high density residential zones. 2. 'CCC' remove any biased information [regarding the Sunlight Access Qualifying Matter] they have put in the public domain and replace it with objective and impartial information regarding the proposed problem and its likely effect on the whole community. This includes the removal of any emotive dialogue around Christchurch residents missing out, when compared to the residents of Auckland which has zero relevance to the legislation.
625.6	Pamela-Jayne Cooper	PC14	Oppose	Seeks clarification on numbers of new houses required
625.9	Pamela-Jayne Cooper	PC14	Support	Support the goal to provide additional housing options and urban intensification generally.
647.4	Michael Palmer	PC14	Seek Amendment	[Amend the plan change to reflect the character of Christchurch].
654.8	Wendy Fergusson	PC14	Seek Amendment	Population should be kept to the 10-30 year term.
654.10	Wendy Fergusson	PC14	Seek Amendment	Development in rural areas should be restricted if you are going to intensify the city
670.7	Mary-Louise Hoskins	PC14	Seek Amendment	Review how Christchurch is enacting the Enabling Housing Supply Amendment bill.
672.1	Debra August-Jordan	PC14	Oppose	Opposes the intensification plan change and seeks that it not be approved.

679.12	Tony Dale	PC14	Seek Amendment	Seek that a social impacts assessment of the city-wide intensification proposal be undertaken to the level of detail that corresponds to the scale and significance of the proposal.
689.81	Environment Canterbury / Canterbury Regional Council	PC14	Seek Amendment	[That CCC consider restricting the installation of] solid fuel homeheating appliances in some areas [through] an overlay that identifies areas with poor air quality.
701.1	Ian McChesney	PC14	Seek Amendment	[Set] a 'phase in' period (perhaps 10 years) for developments under the new regulations to allow a transition period for those potentially negatively affected. Property owners on sites likely to be impacted could then have time to leave the property, or plan for modifications to their own property to mitigate any new developments. (Such a phase in time could be over-ridden if neighbours consented to a development).
701.11	Ian McChesney	PC14	Seek Amendment	The CCC should provide, and consult on, a detailed plan about how green space will be provided, particularly in HDR zones, before any changes are made to residential planning regulations.
706.2	NHL Properties Limited	PC14	Seek Amendment	Oppose any provisions or changes that will adversely affect the outcome of intensifying urban for to provide additional development capacity, particularly near the city and commercial centres.
720.47	Mitchell Coll	PC14	Seek Amendment	That the Christchurch City Council take this opportunity when the District Plan is being rewritten to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.
741.5	Lower Cashmere Residents Association	PC14	Seek Amendment	The Opawaho Heathcote River corridor be designated as an area of special significance and area.
742.1	Harang Kim	PC14	Oppose	Building more than 3 storey buildings will require much higher degree of infrastructure and town planning for sewer, stormwater, water, and traffic, etc. The high to medium density buildings will need elevators, heavier foundation, increase of traffic volume (as there is no public transport available other than bus service), and Christchurch is built on swamp. So it is not aligned with the national managed retreat plan.
742.3	Harang Kim	PC14	Oppose	[Seek] ethical holistic development [for Christchurch] with balanced country development. It is an urban myth that high density will address housing issue and homelessness.
744.2	Cliff Mason	PC14	Seek Amendment	[That] an assessment of the carrying capacity of the environment of Christchurch City and its immediate surrounding area [is undertaken]
745.2	Richmond Residents and Business Association (We are Richmond)	PC14	Support	Retain plan change approach adopted arising from locally derived consultation; not one size-fits-all approach.

757.2	Kay and Megan Mintrom and Pearce	PC14	Oppose	Oppose higher density development in quiet suburban areas
758.3	Tosh Prodanov	PC14	Seek Amendment	[Include affordability and reduce regulation]
761.2	Mark Thompson	PC14	Oppose	[Seeks] that: - Intensification of [the] area south of Bealey Avenue, central city is scrapped. - [that] Plan Change 14 be scrapped in [its] entirety and - The following actions taken by Council: a) A referendum for the people of Christchurch so they can decide if that want this level of intensification. b) Commission a social impact assessment that can articulate the impact and costs of intensification across different parts of Christchurch.
762.1	New Zealand Institute of Architects Canterbury Branch	PC14	Support	[Supports] [l]ocating and enabling density to develop around centres and transport corridors as per industry best practice.
762.2	New Zealand Institute of Architects Canterbury Branch	PC14	Support	[Supports] [t]he introduction of provisions that aim to achieve development that produces a high-quality perimeter block typology.
762.38	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	That a plant list similar to 16.8.3.ii is also introduced to other development areas / front boundary strips as a means of guidance.
762.42	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	Implement a requirement to have residential units which are attached (touching in some way) to be subdivided under Unit Title and not Fee Simple.
762.43	New Zealand Institute of Architects Canterbury Branch	PC14	Seek Amendment	The branch would support incentives to encourage comprehensive development approaches to increasing density, thinking beyond the quarter acre block provides greater opportunity and collective thinking to redefine common spaces and create communal development. Encouraging this development may also reduce the number of 'sausage housing' developments which are a result of our site layouts on our city blocks and individual site ownership. This could be achieved through relaxed rules / restrictions when designed and developed over larger areas, whilst considering the plan objectives.

763.1	Christina Stachurski	PC14	Seek Amendment	the Council must insist on getting Geotechnical Investigation Reports for all of the suburbs affected before the new 'law' can take effect here. And get those investigations done by 'independent' engineers.
766.1	Kerri Jones	PC14	Oppose	Oppose all of Plan Change 14.
767.1	Elanor James	PC14	Support	Supports Plan Change 14 and increased density provisions.
782.1	Karilyn Breed	PC14	Oppose	The council reject acceptance of the government's directives around intensification; Medium Density Residential Standards, timelines for notifications and decision-making, level of technical information and minimum evidence, and the ISPP – Intensified Streamlined Planning Process.
786.2	Marta Scott	PC14	Seek Amendment	[Seeks that] medium density gradually grow[s], starting with areas within 500 m of bus stops. Once a certain density is reached in those areas planning for further higher density areas and new bus routes could commence.
791.1	Marie Dysart	PC14	Support	to support in principle the rules that central government has directed (allowing upto three dwellings of three storeys high) on most sections, subject to the impositionof limitations by allowing for “Qualifying Matters” as proposed by the ChristchurchCity Council (CCC) in Plan Change 14 (“PC 14”) to the Christchurch City Plan.
793.5	Fiona Bennetts	PC14	Seek Amendment	Please ensurethere are more parks/gardens/walkways between medium- and high- density builds. . Please re-wild some parts of the city that flood everytime we get heavy rainfall.
793.6	Fiona Bennetts	PC14	Seek Amendment	[Improve transport systems]
798.1	Wolfbrook	PC14	Seek Amendment	Accept the provisions of PC14 that implement or go beyond the MDRS.
798.6	Wolfbrook	PC14	Seek Amendment	redraft the residential activity notification preclusions andthe rules framework in PC14 to implement Schedule 3A, clause 5 of the RMA.
798.19	Wolfbrook	PC14	Seek Amendment	The Plan should be amended to use clear and concise language.
798.20	Wolfbrook	PC14	Seek Amendment	Seeks that council apply to the Environment Court for the MDRSpermitted activity rules to have immediate legal effect as provided for by section86D of the RMA, excluding Qualifying Matter areas, other than the SunlightAccess and Public Transport Accessibility Restriction Qualifying Matters (whichhave no statutory or evidential merit). The relief sought above is consistent withObjective 6 of the NPS-UD regarding strategic and responsive planning and willensure that Christchurch is on a level playing field with all other Tier 1 councils.

799.3	Benjamin Love	PC14	Seek Amendment	[That intensification is enabled in] more of the wider city
799.7	Benjamin Love	PC14	Seek Amendment	Transit Orientated Development should be implemented at every station across the entire [transit corridor proposed by the Greater Christchurch Partnership].
799.8	Benjamin Love	PC14	Seek Amendment	[That] Rail [is] chosen [for t]he proposed new transit corridor by the Greater Christchurch Partnership [instead of Bus Rapid Transit]
799.9	Benjamin Love	PC14	Seek Amendment	Larger areas should be designed and redeveloped together...instead of small lots being individually developed.
799.12	Benjamin Love	PC14	Seek Amendment	[That mixed uses are enabled across more areas]
809.1	Scenic Hotel Group Limited	PC14	Support	[Seeks] that amendments are [made] to existing zones to enable the outcomes sought by PC14.
809.2	Scenic Hotel Group Limited	PC14	Oppose	
817.3	Elizabeth Harris	PC14	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
821.2	Athena Enterprises Limited and Josephine Enterprises Limited	PC14	Seek Amendment	[Seeks] that amendments are [made] to existing zones to enable the outcomes sought by PC14.
821.5	Athena Enterprises Limited and Josephine Enterprises Limited	PC14	Support	[S]upports 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.
827.6	MGZ Investments Limited	PC14	Seek Amendment	reject, refuse, or otherwise decline the Qualifying Matters that do not align with that directed by the Central Government through the Amendment Act.
827.8	MGZ Investments Limited	PC14	Support	The submitter seeks that the NPS-UD is properly and fully given effect to through the provisions and zoning of PC14 through the intensification of development through enabling plan provisions and an increase in development capacity for residential and business use across the district.
832.13	Finn Jackson	PC14	Seek Amendment	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
835.1	Historic Places Canterbury	PC14	Seek Amendment	Broadly supportive of the proposed changes, however amendments are suggested in respect of buffer zones surrounding Hagley Park, Cramner Square and Latimer Square.
845.2	Christopher Evan	PC14	Oppose	[Seeks that] Christchurch City Council accepts the new Government rules and laws

851.1	Robert Leonard Broughton	PC14	Oppose	[Seek] the plan change should be reviewed once a proper social impact assessment has been completed.
851.12	Robert Leonard Broughton	PC14	Oppose	Do not embark on over-intensification.
868.3	Maureen Kerr	PC14	Seek Amendment	Address existing issues of traffic congestion, carparking, flooding, liquefaction
868.4	Maureen Kerr	PC14	Seek Amendment	
876.1	Alan Ogle	PC14	Seek Amendment	Seek that the plan change should be reviewed once a proper social impact assessment has been completed.
876.24	Alan Ogle	PC14	Oppose	Oppose intensification of development.
878.22	Transpower New Zealand Limited	PC14	Support	Supports National Grid as existing qualifying matter.
899.1	Anton Casutt	PC14	Oppose	Oppose any intensification in existing suburbs.
901.5	John Hudson	PC14	Oppose	Why are we doing this? We have well thought out plans for the future of Christchurch already and these plans have been formulated by people with expertise in the field based upon history, up to date data, intelligence and experience.
901.7	John Hudson	PC14	Oppose	
901.17	John Hudson	PC14	Oppose	The submitter opposes Plan Change 14.
902.1	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[That Christchurch City Council is not] included as a Tier 1 territorial authority under the Act. [T]hat population projections and the need for high and medium density housing are based on accurate figures
902.5	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Seek Amendment	[That technical assessments are undertaken on]: <ul style="list-style-type: none"> • social impacts • infrastructure capacity • citywide geotechnical stability
902.6	Waipuna Halswell-Hornby-Riccarton Community Board	PC14	Oppose	[Reject] the imposition of the government mandated intensification proposals.
908.3	Christchurch Civic Trust	PC14	Seek Amendment	[Seeks] that all development projects should involve energy and emissions audits that can be used to evaluate the merits of alternative courses of action.
908.4	Christchurch Civic Trust	PC14	Seek Amendment	[Seeks that council take] a water sensitive design (sponge city) approach for catchment-wide flood risk management.

908.5	Christchurch Civic Trust	PC14	Seek Amendment	[Seeks that council ensures] [p]lanning instruments reflect the realities of climate change.
908.8	Christchurch Civic Trust	PC14	Seek Amendment	Decision Sought: Seeks PC14 to be amended to consider Christchurch local factors and purposes of RMA and potential legislation when shifting to intensification. The unique history of the city should be considered while allowing innovative approaches that are sustainable, equitable, and efficient.
1018.1	Keunah Kim	PC14	Oppose	Oppose all of plan.
1039.1	Geoff Mahan	PC14	Oppose	Oppose all of plan change.
1061.5	Elizabeth Harris	PC14	Seek Amendment	The submitter seeks amendments for 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 explanation that will fully give effect to the matters raised in the submission and the relevant planning legislation.
1066.1	Richmond Residents and Business Association (We are Richmond)	PC14	Seek Amendment	Support the efforts of the Council to convince the Government that a “one glove fits all” approach is not appropriate as far as this Act is concerned, and thank them for their efforts to achieve some acceptance within the Act that locality based modifications were necessary
1075.2	Diana Shand	PC14	Seek Amendment	Seeks alternatives to high-rise and cramped-living densification.
1086.1	Christian Jordan	PC14	Oppose	Oppose intensification proposed by PC14
2002.3	Daphne Robinson	PC14	Oppose	Oppose intensification in leafy suburbs such as Strowan.

22 - External Submissions

Original Submission No	Submitter	Plan Change	Position	Decision Requested
291.1	Sarah van der Burch	PC14	Not Stated	Support for intensification where stormwater and climate change is considered.
465.1	Stuart Roberts	PC14	Not Stated	Provision: Subdivision, Development and Earthworks, Chapter 14 - Residential, Planning Maps, All Decision Sought: I wish to see the MRZ and HRZ zoning left as it is currently not changed so as proposed. Minimum subdivisible section size at 450 sqm for MRZ and current (not proposed) size for HRZ
470.1	Dew & Associates (Academic Publishers)	PC14	Not Stated	Provision: Subdivision, Development and Earthworks Decision Sought: For Chapter 8 and generally in relation to the RMA (and its successors), I recommend CCC impose an obligation on developers to either retain trees and similar oxygenators or provide them as part of the build permit. AND prosper all land-owners or users

				to institute a planting or shrub placement regime . Consider offering once in a lifetime at the time of taking up land or building ownership a one-off per site one-month-rate-holiday to an appropriate recipient.
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