

**Polly Grainger**

**Submitter 1**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
1.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone	Support	Seek that Bewdley Street and Evesham Crescent (Barrington) be added to the Residential Character Areas list.

**Greg Olive**

**Submitter 2**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
2.1	PC14	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	Support	(a) Maintain road setback rule 16.6.4.2.1
2.2	PC14	16 - Industrial > 16.8 - Appendices > 16.8.10 - Industrial Park Zone (Awatea) Outline Development Plan	Support	(b) Maintain Special interface Area in accordance with Appendix 16.8.10i as identified in the Operative District Plan.
2.3	PC14	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	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.

2.4	PC14	19 - Planning Maps	Seek Amendment	Delete Qualifying Matter Open Space/ Waterbody from 65 and 67 Richmond Avenue.
2.5	PC14	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	Support	Apply an exemption to the site density policy 8.2.2.8(a).
2.6	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Oppose	Rezone site at 419 Halswell Junction Road to Mixed Use rather than MDZ
2.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction Road
2.8	PC14	14 - Residential > 14.1 - Introduction	Oppose	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction Road
2.9	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.12 - Objective - Compatibility with Industrial activities	Oppose	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction Road
2.10	PC14	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	Oppose	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction Road
2.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction Road
2.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction Road
2.13	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.1 - Building height	Oppose	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction Road

2.14	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Rezone site at 419 Halswell Junction Road to Mixed Use rather than MDZ
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**Richard Abey-Nesbit**

**Submitter 3**

Original Submission No	Plan Change	Provision	Position	Decision Requested
3.1	PC14	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	Seek Amendment	Seeks that the Council invests more in the public transport system, beyond what the proposed changes allow for.
3.2	PC14	5 - Natural Hazards > 5.4 - Rules - Flood hazard	Seek Amendment	Accelerate planning for managed retreat as a result of climate change, including the introduction of financial contributions. Add advice note about requirements for landowners to seek further protections from insurance companies.
3.3	PC14	20 - All of Plan	Support	Support the current proposed change providing for intensification of the city.

## Ngāi Tahu Property

### Submitter 4

Original Submission No	Plan Change	Provision	Position	Decision Requested
4.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Support	
4.2	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone	Support	
4.3	PC14	19 - Planning Maps	Seek Amendment	Rezone the site at 35 Steadman Road, Karamu (Lot 2 Deposited Plan 541604) from Medium Residential Zone to be Future Urban Zone.
4.4	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Rezone the site at 35 Steadman Road, Karamu (Lot 2 Deposited Plan 541604) from Medium Residential Zone to be Future Urban Zone.

## Graham Thompson

### Submitter 8

Original Submission No	Plan Change	Provision	Position	Decision Requested
8.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Amend proposed Medium Residential zone across the city to exempt cul-de-sacs and narrow accessways from zone.

## Mary-Anne Thomson

### Submitter 9

Original Submission No	Plan Change	Provision	Position	Decision Requested
9.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Delete max building height rule 14.5.2.3 allowing buildings up to 12m in height.
9.2	PC14	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	Seek Amendment	Require onsite carparking.

## Colleen Borrie

### Submitter 10

Original Submission No	Plan Change	Provision	Position	Decision Requested
10.1	PC14	20 - All of Plan	Oppose	Oppose all of proposed plan change introducing greater intensification to Christchurch.  Do not give effect to s77G of the Resource Management Act 1991.
10.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Delete height rule 14.6.2.1 allowing buildings up to six storeys in height.

Cheryl Horrell

Submitter 11

Original Submission No	Plan Change	Provision	Position	Decision Requested
11.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Support	Retain qualifying matters
11.2	PC14	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	Support	<i>[Retain resource consent requirement for new buildings in the Qualifying Matter Tsunami Management Area]</i>
11.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.4 - Site coverage	Seek Amendment	<i>[Less impervious surfaces]</i>
11.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.5 - Outdoor living space	Oppose	Oppose outdoor space provisions. Provide larger area of private outdoor space for each dwelling
11.5	PC14	5 - Natural Hazards > 5.4 - Rules - Flood hazard	Seek Amendment	<i>Strengthen protections for existing homes against flood risk</i>
11.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	Seek Amendment	<i>[Less impervious surfaces]</i>
11.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.10 - Outdoor living space	Seek Amendment	Provide enclosed outside private space
11.8	PC14	19 - Planning Maps > 19.9 - Any other QMs	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...”.

11.9	PC14	20 - All of Plan	Oppose	<i>[Numerous statements within the submission indicate opposition to medium and high density residential development. Decision sought is not specified]</i>
11.10	PC14	14 - Residential	Oppose	<i>Reduce maximum impervious surface area permitted.</i>

## Guy and Anna Parbury

### Submitter 12

Original Submission No	Plan Change	Provision	Position	Decision Requested
12.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	<i>[Remove sunlight access qualifying matter]</i>
12.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	<i>[Remove sunlight access qualifying matter]</i>
12.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Support	<i>[Retain all provisions that enable housing intensification]</i>
12.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Support	<i>[Retain all provisions that enable housing intensification]</i>

## Andrew Tulloch

### Submitter 13

Original Submission No	Plan Change	Provision	Position	Decision Requested
13.1	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.
13.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.
13.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.
13.4	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.1 - Activity status tables	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.
13.5	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.1 - Activity status tables	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.
13.6	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.1 - Activity status tables	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.
13.7	PC14	14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.1 - Activity status tables	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.
13.8	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.1 - Activity status tables	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.



13.9	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.1 - Activity status table	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.
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**Kathryn Collie**

**Submitter 14**

Original Submission No	Plan Change	Provision	Position	Decision Requested
14.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Less restrictive recession plane rules to enable the increased density intended by the Government
14.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Less restrictive recession plane rules to enable the increased density intended by the Government
14.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Support	[Retain provisions that enable intensification]
14.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Support	[Retain provisions that enable intensification]
14.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Seek Amendment	Prioritise and make an early determination on the recession plane qualifying matter.
14.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Prioritise and make an early determination on the recession plane qualifying matter.
14.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	Prioritise and make an early determination on the recession plane qualifying matter

14.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Prioritise and make an early determination on the recession plane qualifying matter.
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**Martin Jones**

**Submitter 15**

Original Submission No	Plan Change	Provision	Position	Decision Requested
15.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone	Seek Amendment	Introduce either Residential Heritage Area or Residential Character Area over Cashmere View Street. Resource consent should be required for any residential development.
15.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Do not zone Cashmere View Street or surrounds as High Density Residential Zone.
15.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Do not zone Cashmere View Street or surrounds as High Density Residential Zone.
15.4	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Do not zone Cashmere View Street or surrounds as High Density Residential Zone.
15.5	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Introduce a Residential Heritage Area over Cashmere View Street.
15.6	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	Introduce a new Residential Character Area over Cashmere View Street.

## Andrea Heath

### Submitter 16

Original Submission No	Plan Change	Provision	Position	Decision Requested
16.1	PC14	14 - Residential	Oppose	Remove the ability to construct buildings of up to 14m without resource consent.
16.2	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.3 - Building height	Oppose	Remove the ability to construct buildings of up to 14m without resource consent.
16.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Remove the ability to construct buildings of up to 14m without resource consent.
16.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Remove the ability to construct buildings of up to 14m without resource consent.
16.5	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards > 14.11.2.3 - Maximum building height	Oppose	Remove the ability to construct buildings of up to 14m without resource consent.
16.6	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.1 - Building height	Oppose	Remove the ability to construct buildings of up to 14m without resource consent.

Jane Murray

Submitter 17

Original Submission No	Plan Change	Provision	Position	Decision Requested
17.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	[Remove provisions that enable intensification]
17.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	[Remove provisions that enable intensification]

Rex Drummond

Submitter 18

Original Submission No	Plan Change	Provision	Position	Decision Requested
18.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone	Seek Amendment	Resource consent should be required for any development within a Residential Character Area.
18.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Faiview Street (Cashmere) should be within a Residential Character Area.

Patricia Dench

Submitter 19

Original Submission No	Plan Change	Provision	Position	Decision Requested
19.1	PC14	20 - All of Plan	Seek Amendment	Resource consent should be required for any development that PC14 has considered.
19.2	PC14	19 - Planning Maps	Seek Amendment	Fairview Street should be within a Residential Character Area.

19.3	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	Fairview Street should be within a Residential Character Area.
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## Les Drury

### Submitter 20

Original Submission No	Plan Change	Provision	Position	Decision Requested
20.1	PC14	20 - All of Plan	Seek Amendment	Resource consent should be required for any development related to PC14.
20.2	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Introduce a heritage value residential zone that applies to Fairview Street.
20.3	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	1/19 Fairview Street should be within a Residential Character Area.

## Grant McGirr

### Submitter 21

Original Submission No	Plan Change	Provision	Position	Decision Requested
21.1	PC14	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	Oppose	That no changes to rules lessen the amount of sunlight that any property (house and land) currently receives.
21.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	That no changes to rules lessen the amount of sunlight that any property (house and land) currently receives.
21.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	That no changes to rules lessen the amount of sunlight that any property (house and land) currently receives.

21.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	That no changes to rules lessen the amount of sunlight that any property (house and land) currently receives.
21.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	That no changes to rules lessen the amount of sunlight that any property (house and land) currently receives.
21.6	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards > 14.11.2.3 - Maximum building height	Support	That no changes to rules lessen the amount of sunlight that any property (house and land) currently receives.

### Peter Beck

#### Submitter 22

Original Submission No	Plan Change	Provision	Position	Decision Requested
22.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Extend the Chester Street East Residential Heritage Areas to cover the entire street.
22.2	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Extend the Chester Street East Residential Heritage Areas to cover the entire street.

### Linda Barnes

#### Submitter 23

Original Submission No	Plan Change	Provision	Position	Decision Requested
23.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Seek Amendment	[Increase minimum building setbacks]

23.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	Seek Amendment	[Increase setbacks]
23.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Decrease heights allowed for new builds
23.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Decrease the heights allowed for new builds.
23.5	PC14	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)	Support	[Retain Schedule of Significant Trees as a Qualifying Matter]
23.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Amend Sunlight Access Qualifying Matter so that sunlight can go lower in the winter months.
23.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Amend Sunlight Access Qualifying Matter so that sunlight can go lower in the winter months.

**John Hurley**

**Submitter 24**

Original Submission No	Plan Change	Provision	Position	Decision Requested
24.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Opposes changes to recession plane / height in relation to boundary rules.
24.2	PC14	20 - All of Plan	Seek Amendment	Prioritise liveability over intensification.

## Christine Parkes

### Submitter 25

Original Submission No	Plan Change	Provision	Position	Decision Requested
25.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone	Seek Amendment	<p>That the area of Cashmere View St, Fairview St and nearby Ashgrove Tce be made a suburban character area.</p> <p>That resource consent be required before ANY development can proceed.</p>
25.2	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	That the area of Cashmere View St, Fairview St and nearby Ashgrove Tce be [included in] a [residential] character area.

## Rosemary Fraser

### Submitter 26

Original Submission No	Plan Change	Provision	Position	Decision Requested
26.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	<p>Opposes change to height limits.</p> <p>Make sure that wind and winter conditions are taken into consideration when considering building height controls.</p>



26.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	<p>Opposes having buildings 90m tall.</p> <p>Make sure that wind and winter conditions are taken into consideration when considering building height controls.</p>
26.3	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.2 - Maximum building height	Seek Amendment	<p>Opposes change to height limits and having buildings 90m tall.</p> <p>Make sure that wind and winter conditions are taken into consideration when considering building height controls</p>
26.4	PC14	15 - Commercial > 15.5 - Rules - Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.2 - Maximum building height	Seek Amendment	<p>Opposes change to height limits and having buildings 90m tall.</p> <p>Make sure that wind and winter conditions are taken into consideration when considering building height controls.</p>
26.5	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone > 15.6.2.1 - Maximum building height	Seek Amendment	<p>Opposes change to height limits and having buildings 90m tall.</p>

				Make sure that wind and winter conditions are taken into consideration when considering building height controls.
26.6	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.1 - Maximum building height	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.
26.7	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	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.
26.8	PC14	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	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.
26.9	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) > 15.13.2.1 - Building height	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.
26.10	PC14	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	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.
26.11	PC14	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.	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.
26.12	PC14	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	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.
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## Steve Parkes

### Submitter 27

Original Submission No	Plan Change	Provision	Position	Decision Requested
27.1	PC14	20 - All of Plan	Seek Amendment	That resource consent should be required before ANY development can proceed.
27.2	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	That the area of Cashmere View St be identified as a suburban [residential] character area.

## Alastair Grigg

### Submitter 28

Original Submission No	Plan Change	Provision	Position	Decision Requested
28.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	[Reduce the proposed 14m height limit] - Retain the current 11m height limit as per the current Residential Medium Density Zone
28.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Retain an 11m height limit for this new Medium Density Residential zone, as per the limit in the current Residential Medium Density zone.

28.3	PC14	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	Seek Amendment	[Consider the provision of adequate car parking for residents of high density developments]
28.4	PC14	19 - Planning Maps	Seek Amendment	[Consider applying the Qualifying Matter Waste Water Constraint in the Merivale Area].
28.5	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
28.6	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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

## Malcolm Leigh

### Submitter 29

Original Submission No	Plan Change	Provision	Position	Decision Requested
29.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	That Blair Avenue in Papanui will be rezoned from High Density Residential Zoning to Medium Density Residential Zoning through the application of a Qualifying Matter.
29.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	That Blair Avenue in Papanui will be rezoned from High Density Residential Zoning to Medium Density

				Residential Zoning through the application of a Qualifying Matter.
29.3	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables	Seek Amendment	<p>Subdivision application for existing or proposed dwellings should consider:</p> <ul style="list-style-type: none"> <li>• traffic effects;</li> <li>• demographic changes;</li> <li>• loss of trees;</li> <li>• sufficiency of recreational facilities;</li> <li>• stormwater effects;</li> <li>• degradation of local visual character; and</li> <li>• network utilities capacity.</li> </ul>

**Doug Latham**

**Submitter 30**

Original Submission No	Plan Change	Provision	Position	Decision Requested
30.1	PC14	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	Seek Amendment	Amend Rule 6.1.7.2.1 sensitive activities near roads and railways to bring back the acceptable solution method as another means of compliance instead of having to engage an acoustic engineer.
30.2	PC14	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	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	PC14	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	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].
30.4	PC14	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	Seek Amendment	Amend Rule 6.10A.4.2.2 financial contributions to add an option to use rateable land value in lieu of valuation.
30.5	PC14	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	Seek Amendment	Remove requirement from Rule 6.10A.4.2.3 Tree canopy for a Consent notice
30.6	PC14	8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks > 8.9.2 - Activity status tables > 8.9.2.1 - Permitted activities > 8.9.2.1.1 - Table 9: Maximum volumes - earthworks	Seek Amendment	Amend Rule 8.9.2.1, Table 9 Maximum volumes – earthworks to increase the 20m3 threshold for residential sites. Could add standard controls, e.g. having a sediment control plan in place within the permitted activity status.
30.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.9 - Street scene amenity and safety - fences	Seek Amendment	Amend Rule 14.5.2.9 'Street scene amenity and safety - fences' to revert to current provisions.

30.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.6 - Fencing and screening	Seek Amendment	Amend Rule 14.6.2.6 'Fencing and screening' to revert to current provisions.
30.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.13 - Service, storage, and waste management spaces	Seek Amendment	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.
30.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.11 - Service, storage and waste management	Seek Amendment	Amend Rule 14.6.2.11 'Service, storage, and waste management' to reduce storage volumes required and/or allow bedroom & garage storage to be included.
30.11	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Amend Rule 14.6.2.1.b 'Building height' to change height limit to minimum 2 storeys.
30.12	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	Amend Appendix 14.16.2 'Recession planes' to increase recession planes in high density zone and reinstate previous exclusions.
30.13	PC14	7 - Transport > 7.5 - Appendices > 7.5.7 - Appendix 7.5.7 Access design and gradient	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.



## Mike Currie

### Submitter 31

Original Submission No	Plan Change	Provision	Position	Decision Requested
31.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	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]
31.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	[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.
31.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	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]

## Guy Mortlock

### Submitter 32

Original Submission No	Plan Change	Provision	Position	Decision Requested
32.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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

32.2	PC14	19 - Planning Maps > 19.10 - Any other zones	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
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Joanne Knudsen

### Submitter 33

Original Submission No	Plan Change	Provision	Position	Decision Requested
33.1	PC14	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	Seek Amendment	Amend Rule 6.10A.4.1.1 so that at least 25% tree canopy is provided for new developments.
33.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	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.
33.3	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	Support the identification of Bewdley Street and Evesham Crescent within the Residential Evesham/Bewdley Character Area.
33.4	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	Support the identification of Roker Street as in the Residential Roker Character Area.
33.5	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	Support the identification of Ryan Street as within the Residential Ryan Character Area.

**Andrew McNaught**

**Submitter 34**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
34.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Oppose Rule 14.6.2.1 - Building Height
34.2	PC14	20 - All of Plan	Support	Withdraw provision 14.6.2.1 - Building Height

**Keith Shaw**

**Submitter 35**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
35.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	Retain 23 Birdwood Avenue in a Residential Character Area.

**Alana Harper**

**Submitter 36**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
36.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Cashmere Hills should all stay as Residential Hills Zone or change to Future Urban Zone.
36.2	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone	Support	Cashmere Hills should all stay as Residential Hills Zone or change to Future Urban Zone.
36.3	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone	Support	Cashmere Hills should all stay as Residential Hills Zone or change to Future Urban Zone.

36.4	PC14	19 - Planning Maps > 19.10 - Any other zones	Support	Cashmere Estate in Cracroft should remain Residential Hills Zone or be Future Urban Zone.
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**Susanne Trim**

**Submitter 37**

Original Submission No	Plan Change	Provision	Position	Decision Requested
37.1	PC14	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	Support	[S]upport the modifications proposed to the National MDRS under the qualifying matters provision.
37.2	PC14	20 - All of Plan	Support	[Supports] the general direction of the Council's proposals.
37.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Special consideration to intensification proposals needs to be given due to flooding potential.
37.4	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	Retain most of the proposed [Residential Character Areas] except Heaton St.

**Richard Bigsby**

**Submitter 38**

Original Submission No	Plan Change	Provision	Position	Decision Requested
38.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.4 - Site coverage	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).

38.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.9 - Street scene amenity and safety - fences	Seek Amendment	[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.
38.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	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.]

### Ilam and Upper Riccarton Residents' Association, Inc.,

#### Submitter 39

Original Submission No	Plan Change	Provision	Position	Decision Requested
39.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Oppose inclusion of land around the Bush Inn Shopping and Commercial Centre in Upper Riccarton in the High Density Residential Zone.
39.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Oppose area around the Bush Inn Shopping and Commercial Centre in Upper Riccarton from inclusion in High Density Residential zone.

## Steven & Diana Marshall

### Submitter 40

Original Submission No	Plan Change	Provision	Position	Decision Requested
40.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Change zoning of Helmores Lane/ Desmond Street/ Rhodes St (from Helmores to Rossall) from High Density Residential to Medium Density Residential
40.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Change zoning of Helmores Lane/ Desmond Street/ Rhodes St (from Helmores to Rossall) from High Density Residential to Medium Density Residential

## Sharina Van Landuyt

### Submitter 41

Original Submission No	Plan Change	Provision	Position	Decision Requested
41.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone	Support	Support[s] the proposal to include Ryan Street within a Residential Character Area.
41.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone	Oppose	Oppose[s] Ryan Street being designated as a medium density residential zone.
41.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Oppose[s] Ryan Street being designated as a medium density residential zone.
41.4	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	Support[s] the proposal to include Ryan Street within a Residential Character Area.

## Michael Down

### Submitter 42

Original Submission No	Plan Change	Provision	Position	Decision Requested
42.1	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.27 - Character Area Overlay	Support	Support inclusion of Evesham Crescent and Bewdley Street in a Residential Character Area.

## Rhys Davidson

### Submitter 43

Original Submission No	Plan Change	Provision	Position	Decision Requested
43.1	PC14	19 - Planning Maps	Support	Support inclusion of Ryan Street in a Residential Character Area.
43.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Oppose inclusion of Ryan Street in the Medium Density Residential Zone.

## The Riccarton Bush Trust

### Submitter 44

Original Submission No	Plan Change	Provision	Position	Decision Requested
44.1	PC14	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	Support	Support[s] the inclusion of the Riccarton Bush Interface Area.
44.2	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban	Support	Support[s] the proposed 8m height limit within the Riccarton Bush Interface Area.

		Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.3 - Building height		
44.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Support	Support[s] the proposed 8m height limit within the Riccarton Bush Interface Area.
44.4	PC14	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	Seek Amendment	Amend 9.4.4.1.3 - Restricted discretionary activities to provide for notification of resource consents to the The Riccarton Bush Trust Board.
44.5	PC14	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	Support	Support[s] the retention of the 35% site coverage rule for the RS zone within the Riccarton Bush interface area.
44.6	PC14	9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.6 - Rules - Matters of discretion	Seek Amendment	Amend 9.4.4.1.3 - Restricted discretionary activities to provide for notification of resource consents to the The Riccarton Bush Trust Board.
44.7	PC14	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	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.

**Kelvin Lynn**

**Submitter 45**

Original Submission No	Plan Change	Provision	Position	Decision Requested
45.1	PC14	7 - Transport > 7.4 - Rules - Transport > 7.4.3 - Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > 7.4.3.1 -	Seek Amendment	Provide sufficient car parking in the High Density Residential Zone.



		Minimum and maximum number and dimensions of car parking spaces required		
45.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Amend Rule 14.6.2.1 to reduce the maximum building height in the High Density Residential Zone.
45.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Amend Rule 14.6.2.2 Height in relation to boundary in the High Density Residential Zone to provide for more sunlight in winter.
45.4	PC14	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	Seek Amendment	To dealwith 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.

Rachel Best

Submitter 46

Original Submission No	Plan Change	Provision	Position	Decision Requested
46.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Oppose built form standards that reduce sunlight access to neighbouring homes.
46.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Seek Amendment	Oppose density increase in outer suburbs
46.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Oppose built form standards that reduce sunlight access to neighbouring homes.

Laura Cary

Submitter 47

Original Submission No	Plan Change	Provision	Position	Decision Requested
47.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Oppose the introduction of the Medium Density Residential Zone.
47.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Oppose the introduction of the High Density Residential Zone.
47.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Oppose the introduction of the Medium Density Residential Zone.
47.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Oppose the introduction of the High Density Residential Zone.

Russell Vaughan

Submitter 48

Original Submission No	Plan Change	Provision	Position	Decision Requested
48.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	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.

## Holly Lea Village

### Submitter 49

Original Submission No	Plan Change	Provision	Position	Decision Requested
49.1	PC14	19 - Planning Maps > 19.9 - Any other QMs	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.

## Oliver Comyn

### Submitter 50

Original Submission No	Plan Change	Provision	Position	Decision Requested
50.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Amend to include the whole of Ngahere Street in the Riccarton Bush Interface Qualifying Matter.
50.2	PC14	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	Support	Retain the Airport Noise Contour Qualifying Matter.
50.3	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	Amend to include the whole of Ngahere Street in the Riccarton Bush Interface Qualifying Matter.
50.4	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Support	Retain the Airport Noise Contour Qualifying Matter.

## Jeremy Wyn Harris

### Submitter 51

Original Submission No	Plan Change	Provision	Position	Decision Requested
51.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Oppose the inclusion of Cox Street and surrounding streets in the High Density Residential Zone.
51.2	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Focus on low carbon intensification of the Central City rather than in suburban neighbourhoods.

## Gavin Keats

### Submitter 52

Original Submission No	Plan Change	Provision	Position	Decision Requested
52.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Amend 14.6.2.2 to require high density six story housing does not rob neighbours on the Southside of winter sun.
52.2	PC14	8 - Subdivision, Development and Earthworks	Seek Amendment	Development should only be provided for when services such as power, waste and storm water are upgraded.
52.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.17 - Location of outdoor mechanical ventilation	Seek Amendment	Amend 14.5.2.17 to require that noisy plants, such as heat pumps, hot water heat pumps, inverters be installed in an acoustically isolated plant room.
52.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.15 - Location of outdoor mechanical ventilation	Seek Amendment	Amend 14.5.2.17 to require that noisy plants, such as heat pumps, hot water heat pumps, inverters be installed in an acoustically isolated plant room.

52.5	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Opposes the extent of the High and Medium Density Residential Zones around commercial centres.
52.6	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Opposes the extent of the High and Medium Density Residential Zones around commercial centres.
52.7	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Oppose	Opposes the extent of the High and Medium Density Residential Zones around commercial centres.
52.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Seek Amendment	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.
52.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Seek Amendment	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.

## Brighton Observatory of Environment and Economics

### Submitter 53

Original Submission No	Plan Change	Provision	Position	Decision Requested
53.1	PC14	3 - Strategic Directions > 3.1 - Introduction	Support	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

			<p>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"> <li>• increase the attractiveness and accessibility of our Garden City</li> <li>• helping to solve the housing crisis by increasing housing affordability, hence provide part of solution to social inequity in our city.</li> <li>• reducing road transport emissions (the largest component of the CHC GHG emissions profile), as more people live closer to active/public transport routes and work places</li> <li>• reducing the health and wellbeing/isolation impact of living in our city</li> <li>• decrease climate impact of the city (energy and transport emissions)</li> <li>• decrease the impact of the city on the environment including ecology and habitats.</li> <li>• increase the economic viability and vibrancy of the city: greater population density closer to amenities and services</li> <li>• potentially increase safety in the community</li> <li>• likely reduction of rates</li> </ul> <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</p>
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				<p>population. Typically, this could allow:</p> <ul style="list-style-type: none"> <li>• increase the attractiveness and accessibility of our Garden City by for example increasing tree cover and local character (e.g. Woolston Village)</li> <li>• Getting people out of cars onto public transport, freeing up central city land (currently car parks) for more beneficial development.</li> <li>• Getting people further from traffic, wider pavements, local gardens and parks, off-road cycleways</li> <li>• etc...</li> </ul> <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>
53.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Oppose Sunlight Access Qualifying Matter
53.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Include Tsunami Risk Area in Natural Hazards Qualifying Matter

Shirley van Essen

Submitter 54

Original Submission No	Plan Change	Provision	Position	Decision Requested
54.1	PC14	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	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.
54.2	PC14	5 - Natural Hazards > 5.5 - Rules - Liquefaction hazard	Seek Amendment	[S]eek[s] that TC3 land (high liquification risk) should remain residential suburban.
54.3	PC14	20 - All of Plan	Seek Amendment	Investigate the social effects and consequences of Plan Change 14.
54.4	PC14	20 - All of Plan	Seek Amendment	Review population future growth modelling
54.5	PC14	20 - All of Plan	Seek Amendment	Delay the closure date for submissions.
54.6	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	The airport noise contour to be widened to include 34, 36A and 38 Kahu Road, and more properties west and south of Kahu Road between the two bridges over the Avon River.  Properties within the amended noise contour to be zoned Residential Suburban.
54.7	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	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	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[S]eek[s] that TC3 land (high liquefaction risk) should remain residential suburban.

**Tobias Meyer**

**Submitter 55**

Original Submission No	Plan Change	Provision	Position	Decision Requested
55.1	PC14	10 - Designations and Heritage Orders	Support	Support proposed changes as notified..
55.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Support	Support provisions as notified.
55.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Support	Supports provisions as notified.
55.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	Support	Retain Rule 14.5.2.10 - Windows to street
55.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Support	Retain Rule 14.6.2.8 - Windows to street.
55.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	Support provisions as notified.

55.7	PC14	15 - Commercial	Seek Amendment	Allow commercial use on corner sites in residential zones.
55.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Seek Amendment	Extend the High Density Residential Zone further out, to at least 2km from city centre and 1km from large local centres.
55.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
55.10	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Support	Support provisions as notified.
55.11	PC14	14 - Residential	Seek Amendment	Allow for commercial use on corner sites in residential zones.
55.12	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Seek Amendment	Remove this Qualifying Matter, or reduce area of Qualifying Matter
55.13	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	QM: Riccarton Bush Interface Area: Reduce area and support medium density to be high density.
55.14	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Seek Amendment	Seek amendment to Riccarton area, zoning for Medium Density Residential to be High Density Residential.
55.15	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Seek Amendment	Seek amendment to Riccarton area, zoning for Medium Density Residential to be High Density Residential.
55.16	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Support	Supports Addington as a Local Centre
55.17	PC14	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	Support	Supports Addington as a Local Centre

55.18	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
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Joanna Knight

Submitter 56

Original Submission No	Plan Change	Provision	Position	Decision Requested
56.1	PC14	20 - All of Plan	Oppose	Wish for the council to be able to use the plan they made initially after the earthquakes.

Debbie Smith

Submitter 57

Original Submission No	Plan Change	Provision	Position	Decision Requested
57.1	PC14	9 - Natural and Cultural Heritage	Seek Amendment	Submitter seeks that the entirety of Chester Street East be included as Residential Heritage Area
57.2	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Oppose	<b>Amend 8.6.1-Minimum net site area and dimension to increase the minimum land size and site dimension requirements</b>
57.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	Oppose	<b>Amend 14.6.2.3-Setbacks to mitigate the loss of light to neighbouring property.</b>

57.4	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Submitter seeks that the entirety of Chester Street East be included as Residential Heritage Area
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**Stephen Walsh**

**Submitter 58**

Original Submission No	Plan Change	Provision	Position	Decision Requested
58.1	PC14	20 - All of Plan	Seek Amendment	Introduce this plan [change] in smaller manageable stages
58.2	PC14	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	Seek Amendment	[Require more carparking provision]
58.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Reduce the extent of the medium density [residential zone]

**Theo Sarris**

**Submitter 59**

Original Submission No	Plan Change	Provision	Position	Decision Requested
59.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built	Seek Amendment	Amend rule 14.5.2.6 Height in relation to boundary for the Sunlight Access Qualifying

		form standards > 14.5.2.6 - Height in relation to boundary		Matter so that the height is reduced to 2.5 metres and the boundary angles to 45 degrees.
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## Heather Duffield

### Submitter 60

Original Submission No	Plan Change	Provision	Position	Decision Requested
60.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Amend the zoning of the Deans Avenue area from High Density Residential to Medium Density Residential.

## Victoria Neighbourhood Association (VNA)

### Submitter 61

Original Submission No	Plan Change	Provision	Position	Decision Requested
61.1	PC14	13 - Specific Purpose Zones > 13.5 - Specific Purpose (Hospital) Zone > 13.5.2 - Objectives and Policies > 13.5.2.1 - Objective - Enabling hospital development	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.'

		> 13.5.2.1.3 - Policy - Comprehensive development and redevelopment of sites for residential purposes		
61.2	PC14	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	Seek Amendment	Amend Appendix 13.5.6.1 Alternative Zone Table by removing the row with the hospital name 'Former Christchurch Women's Hospital'.
61.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped	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.

		area and tree canopy cover		
61.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	Amend 14.6.1.3 RD7 by including “b. Impacts on neighbouring property – Rule 14.15.3.c.” in the Council’s discretion column.
61.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards	Support	Retain Advice Note 1 in 14.6.2.

61.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	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 <i>“unless”</i> 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></p> <p><i>A. On a northern site boundary as defined by Diagram D, and</i></p> <p><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></p> <p><i>C. Along the first 20 metres of a side boundary measured from the road boundary; or</i></p> <p><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>
61.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	Oppose	Delete subclause a.ii.A from Rule 14.6.2.12.
61.8	PC14	14 - Residential > 14.5 - Rules - Medium Density	Seek Amendment	Amend 14.5.2.6 by requiring that Sunlight Access Qualifying Matter applies as an upper limit of shading for developments.



		Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary		
61.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Amend 14.6.2.2 by requiring that Sunlight Access Qualifying Matter applies as an upper limit of shading for developments.
61.10	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Seek Amendment	Amend Rule 15.11.2.11 to reduce height limits in the Central City Zone from 90m to 45m.

61.11	PC14	3 - Strategic Directions > 3.1 - Introduction	Seek Amendme nt	Maintain the existing bulk and location settings of the current Plan except where the MDRS requirements are mandated by legislation.
61.12	PC14	20 - All of Plan	Oppose	Evaluate whether the existing Plan can, without change, enable sufficient intensification for the needs of Christchurch without any change via PC14.
61.13	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Seek Amendme nt	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.
61.14	PC14	3 - Strategic Directions > 3.3 - Objectives	Oppose	That a staged approach is taken to enable high quality urban design through planning.
61.15	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Seek Amendme nt	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
61.16	PC14	13 - Specific Purpose	Support	Retain provisions 13.5.4.2.4 - 4m Building setback and 13.5.4.2.4.c - Maximum 14m building height.

		<p>Zones &gt; 13.5 - Specific Purpose (Hospital)</p> <p>Zone &gt; 13.5.4 - Rules - Specific Purpose (Hospital)</p> <p>Zone &gt; 13.5.4.2 - Built form standards &gt; 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.</p>		
61.17	PC14	13 - Specific Purpose Zones > 13.5 -	Support	Retain 13.5.5.5 (b) as notified.

		Specific Purpose (Hospital) Zone > 13.5.5 - Rules - Matters of discretion > 13.5.5.5 - Landscaping		
61.18	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.10 - Objective - Natural and cultural environment	Seek Amendment	Include commercial/industrial sites in Strategic Objective 3.3.10 (a) (ii) E,
61.19	PC14	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	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).

		<ul style="list-style-type: none"> <li>- Tree canopy cover and financial contributions &gt; 6.10.4.4.1 - 6.10A.4.1</li> <li>Activity status tables &gt; 6.10.4.4.1.1 - 6.10A.4.1.1</li> <li>Permitted activities</li> </ul>		
61.20	PC14	<ul style="list-style-type: none"> <li>6 - General Rules and Procedures &gt; 6.10 - Works for the Purposes of Earthquake Recovery &gt; 6.10.4 - 6.10A</li> <li>Tree Canopy Cover and Financial contributions &gt; 6.10.4.4 - 6.10A.4</li> <li>Rules - Tree canopy cover and financial contributions &gt; 6.10.4.4.2 - 6.10A.4.2</li> <li>Tree</li> </ul>	Seek Amendment	Discourage the use of impervious/impermeable surfaces around the tree roots.

		canopy cover and financial contributions standards > 6.10.4.4.2.1 - 6.10A.4.2.1 Tree canopy cover standards and calculations		
61.21	PC14	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	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.

61.22	PC14	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 contribution standards > 6.10.4.4.2.2 - 6.10A.4.2.2 Financial contribution standards and calculations	Seek Amendment	Increase the Financial Contribution per tree significantly as a disincentive to removing or not replacing trees on the development site.
61.23	PC14	6 - General Rules and	Support	[Retain] as written, Policies 6.10A.2.1.2 and 2.1.3, Standard 6.10A.4.2.2 (Financial Contributions).

		<p>Procedures &gt;          6.10 - Works for the Purposes of Earthquake Recovery &gt;          6.10.4 - 6.10A Tree Canopy Cover and Financial contributions &gt;          6.10.4.2 - 6.10A.2 Objectives and Policies &gt;          6.10.4.2.1 - 6.10A.2.1 Objective - Urban tree canopy cover &gt;          6.10.4.2.1.2 - 6.10A.2.1.2 Policy - The cost of providing tree canopy cover and financial contributions</p>		
61.24	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter.



61.25	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.1 - Permitted activities	Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1.
61.26	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.2 - Controlled activities	Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1.
61.27	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.4 - Discretionary activities	Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1.

61.28	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.5 - Non-complying activities	Support	Retain Permitted, Controlled, Discretionary, and Non-Complying Activities in Rule 14.6.1.
61.29	PC14	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	Support	Supports Policy 6.10A.2.1.2.

		cover > 6.10.4.2.1.2 - 6.10A.2.1.2 Policy – The cost of providing tree canopy cover and financial contributions		
61.30	PC14	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 -	Support	Supports Policy 6.10A.2.1.3.

		6.10A.2.1.3 Policy – Tree health and infrastructure		
61.31	PC14	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	Support	Supports financial contribution standards as set out in 6.10A.2.1.2.

		standards and calculations		
61.32	PC14	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	Seek Amendment	Amend Policy 6.10A.2.1.1 by increasing the minimum tree canopy cover from 20% to 25%.

61.33	PC14	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	Seek Amendment	Amend 6.10A.4.1.1 by increasing the minimum tree canopy cover from 20% to 25%.
61.34	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 -	Seek Amendment	Amend 14.2.6.7 to discourage the use of impervious/impermeable surfaces.

		Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover		
61.35	PC14	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	Seek Amendment	Amend 6.10A.4.2.2 by increasing the financial contribution per tree significantly.

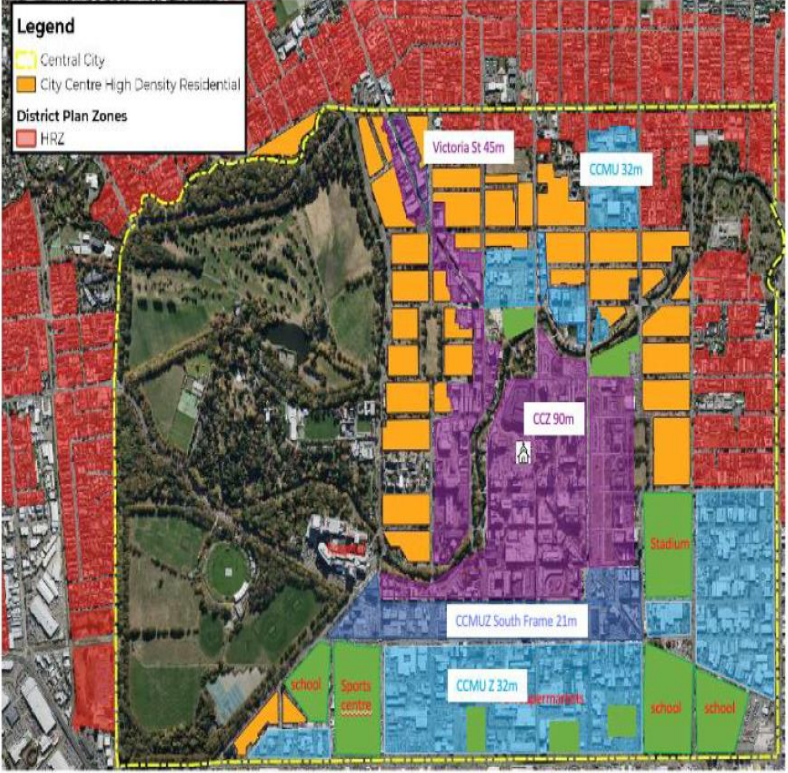
		Financial contribution standards and calculations		
61.36	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial contributions > 6.10.4.5 - 6.10A.5 Matters of discretion	Seek Amendment	Amend 6.10A.5 to to make it less likely that trees will be removed or not replaced on site.
61.37	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	Amend 14.6.1.3 by providing detail on limited notification to those immediately affected, including neighbours, for RD9, RD13, and RD21.



61.38	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Amend 14.6.2.2 by including a reference to the proposed Diagram E in Appendix 14.15.2.
61.39	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.2 - Site density and site coverage	Seek Amendment	Introduce Diagram E for High Residential Zones to Appendix 14.15.2 which matches the current recession planes being proposed in Appendix 14.16.2 Diagram C.
61.40	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Delete all words from “unless” from 14.6.2.2.

61.41	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendme nt	<p>Amend Section 14.6.2.2 (c), subclause iv by including the following sentences: "the construction of three or more residential units of a maximum of 14 metres in height, to any part of a building;</p> <p><b><u>A. On a northern site boundary as defined by Diagram D;</u></b></p> <p><b><u>B. On any other site boundary where the directly neighbouring building is already constructed to the full extent allowed by this section 14.6.2.2 (c);; and</u></b></p> <p><del>A.C.</del> Along the first 20 metres of a side boundary measured from the road boundary; or</p> <p><del>B.D.</del> Within 60% of the site depth, measured from the road boundary, whichever is the lesser. For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below."</p>
61.42	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendme nt	Redraw the CCZ zone boundary to be the southern side of Victoria Square to be consistent with other CCZ boundary locations which do not include the park areas around the River Avon.
61.43	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendme nt	Redraw the CCZ zone boundary to be the southern side of Victoria Square to be consistent with other CCZ boundary locations which do not include the park areas around the River Avon.
61.44	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.3 - Restricted	Seek Amendme nt	That each new build needs to be assessed in relation to design and impact on neighbours.

		discretionary activities		
61.45	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.1 - Permitted activities	Oppose	Retain current District Plan Rules as permitted within Victoria Neighbourhood area.
61.46	PC14	20 - All of Plan	Seek Amendment	Seek opportunities to enable more sunlight access where beneficial, and housing demand is still met
61.47	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards	Seek Amendment	Amend 14.6.2 by requiring that size of section, aspect, street width, recession plains need to be considered in HRZ.
61.48	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Reduce the extent of the CCZ core to encourage a compact core with the north and north west boundary returning to be the southern eastern corner of Victoria Square, and the North Frame reinstated from the Kilmore/Victoria/Durham St intersection. Refer to figure 5 of submission.

				 <p><b>Legend</b></p> <ul style="list-style-type: none"> <li>Central City</li> <li>City Centre High Density Residential</li> <li>District Plan Zones</li> <li>HRZ</li> </ul> <p>Victoria St 45m CCMU 32m CCZ 90m Stadium CCMUZ South Frame 21m school Sports centre CCMU Z 32m school school</p>
61.49	PC14	14 - Residential > 14.5 - Rules - Medium Density	Seek Amendment	<p><b>Figure 5</b></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> <p>Amend 14.5.2.3 by limiting the building height of new developments to 14m.</p>

		Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys		
61.50	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	Amend 14.6.2.1 by limiting the building height of new developments to 14m.
61.51	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted	Seek Amendment	That any further height enablement can be considered but only with a notified resource consent and neighbourhood input.

		discretionary activities		
61.52	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	That any further height enablement can be considered but only with a notified resource consent and neighbourhood input.
61.53	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Retain recession planes as set out in the operative District Plan.
61.54	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 -	Oppose	Retain recession planes as set out in operative District Plan.

		Built form standards > 14.5.2.6 - Height in relation to boundary		
61.55	PC14	3 - Strategic Directions > 3.1 - Introduction	Oppose	The District Plan needs to be reviewed every 10 years,
61.56	PC14	3 - Strategic Directions > 3.1 - Introduction	Oppose	We want the Council to open areas of the city that are not being well utilised. and have greater access to walkability, services and amenity
61.57	PC14	3 - Strategic Directions > 3.1 - Introduction	Seek Amendment	PC14 should consider and enable and encourage smaller businesses back into the city core.
61.58	PC14	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 >	Oppose	Maintain the operative recession planes taken at 2.3m.

		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.		
61.59	PC14	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 -	Seek Amendme nt	Delete clause 13.5.4.1.3 (b) RD13 (b) (ii).



		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.		
61.60	PC14	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	Oppose	[Opposes] the recession plane exemption in 13.5.4.2.4.d.ii.

		<p>urban sites – Nurse Maude Hospital, Nurse Maude-Mansfield, Wesley Care, former Pegasus Health 24 hr, former Christchurch Women’s Hospital and Montreal House.</p>		
61.61	PC14	<p>13 - Specific Purpose Zones &gt; 13.5 - Specific Purpose (Hospital)  Zone &gt; 13.5.4 - Rules - Specific Purpose (Hospital)  Zone &gt; 13.5.4.2 - Built form standards &gt; 13.5.4.2.4 - Smaller inner urban sites –</p>	<p>Seek Amendment</p>	<p>Amend 13.5.4.2.4 by requiring that the maximum of 60% building site coverage is for hospital use only.</p>

		Nurse Maude Hospital, Nurse Maude-Mansfield, Wesley Care, former Pegasus Health 24 hr, former Christchurch Women's Hospital and Montreal House.		
61.62	PC14	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	Support	Retain 13.5.5.2 clause (iv) as notified in operative District Plan.
61.63	PC14	13 - Specific Purpose Zones > 13.5 - Specific Purpose (Hospital)	Support	Retain 13.5.5.2 clause ix as notified.

		Zone > 13.5.5 - Rules - Matters of discretion > 13.5.5.2 - Site and building design		
61.64	PC14	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	Support	Retain 13.5.5.2 x as notified.
61.65	PC14	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	Seek Amendment	Include commercial/industrial sites in Objective 6.10A.2.1

		> 6.10.4.2 - 6.10A.2 Objectives and Policies > 6.10.4.2.1 - 6.10A.2.1 Objective – Urban tree canopy cover		
61.66	PC14	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 -	Seek Amendme nt	Include commercial/industrial sites in Policy 6.10A.2.1.1

		6.10A.2.1.1 Policy – Contribution to tree canopy cover		
61.67	PC14	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	Seek Amendme nt	Include commercial/industrial sites in Standard 6.10A.4.1.1

Thomas Calder

Submitter 62

Original Submission No	Plan Change	Provision	Position	Decision Requested
62.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	Include Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) as a Residential Character Overlay Area.
62.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Amend zoning of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) from High Density Residential to Medium Density Residential.
62.3	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	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
62.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Support	Support for limited notification not being precluded for non-compliances relating to height or height in relation to boundary
62.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	Support for limited notification not being precluded for non-compliances relating to height or height in relation to boundary
62.6	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Amend zoning of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) from High Density Residential to Medium Density Residential.

Kathleen Crisley

Submitter 63

Original Submission No	Plan Change	Provision	Position	Decision Requested
63.1	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.2	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.3	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.4	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.5	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.6	PC14	11 - Utilities and Energy > 11.5 - Rules - Electricity transmission and electricity distribution > 11.5.1 - Permitted activities - Electricity transmission and electricity distribution	Support	Retain provisions in relation to recession planes in final plan decision.



63.7	PC14	11 - Utilities and Energy > 11.7 - Rules - Communication facilities > 11.7.1 - Permitted activities - Communication facilities	Support	Retain provisions in relation to recession planes in final plan decision.
63.8	PC14	12 - Papakainga/Kainga Nohoanga Zone > 12.4 - Rules - Maori Land > 12.4.2 - Built form standards - Maori land > 12.4.2.4 - Recession planes	Support	Retain provisions in relation to recession planes in final plan decision.
63.9	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.10	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.11	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.12	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.13	PC14	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.	Support	Retain provisions in relation to recession planes in final plan decision.
63.14	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.

63.15	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.16	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.17	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.18	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.19	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.20	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.21	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.22	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.

63.23	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.1 - Permitted activities	Support	Retain provisions in relation to recession planes in final plan decision.
63.24	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Support	Retain provisions in relation to recession planes in final plan decision.
63.25	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Support	Retain provisions in relation to recession planes in final plan decision.
63.26	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.27	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.1 - Permitted activities	Support	Retain provisions in relation to recession planes in final plan decision.
63.28	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	Retain provisions in relation to recession planes in final plan decision.
63.29	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Support	Retain provisions in relation to recession planes in final plan decision.
63.30	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.1 - Activity status tables > 14.7.1.1 - Permitted activities	Support	Retain provisions in relation to recession planes in final plan decision.
63.31	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.1 - Activity status tables > 14.7.1.3 - Restricted discretionary activities	Support	Retain provisions in relation to recession planes in final plan decision.
63.32	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.4 - Daylight recession planes	Support	Retain provisions in relation to recession planes in final plan decision.

63.33	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.1 - Activity status tables > 14.8.1.1 - Permitted activities	Support	Retain provisions in relation to recession planes in final plan decision.
63.34	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.1 - Activity status tables > 14.8.1.3 - Restricted discretionary activities	Support	Retain provisions in relation to recession planes in final plan decision.
63.35	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards > 14.8.2.5 - Daylight recession planes	Support	Retain provisions in relation to recession planes in final plan decision.
63.36	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.1 - Activity status tables > 14.9.1.1 - Permitted activities	Support	Retain provisions in relation to recession planes in final plan decision.
63.37	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.1 - Activity status tables > 14.9.1.3 - Restricted discretionary activities	Support	Retain provisions in relation to recession planes in final plan decision.
63.38	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.4 - Daylight recession planes	Support	Retain provisions in relation to recession planes in final plan decision.
63.39	PC14	14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.1 - Activity status tables > 14.10.1.1 - Permitted activities	Support	Retain provisions in relation to recession planes in final plan decision.
63.40	PC14	14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.1 - Activity status tables > 14.10.1.2 - Controlled activities	Support	Retain provisions in relation to recession planes in final plan decision.
63.41	PC14	14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.2 - Built form standards > 14.10.2.4 - Daylight recession planes	Support	Retain provisions in relation to recession planes in final plan decision.
63.42	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.1 - Activity status tables > 14.11.1.3 - Restricted discretionary activities	Support	Retain provisions in relation to recession planes in final plan decision.
63.43	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards > 14.11.2.6 - Daylight recession planes	Support	Retain provisions in relation to recession planes in final plan decision.

63.44	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.4 - Daylight recession plane	Support	Retain provisions in relation to recession planes in final plan decision.
63.45	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.1 - Activity status table > 14.12.1.1 - Permitted activities	Support	Retain provisions in relation to recession planes in final plan decision.
63.46	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.1 - Activity status table > 14.12.1.3 - Restricted discretionary activities	Support	Retain provisions in relation to recession planes in final plan decision.
63.47	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.2 - Daylight recession planes	Support	Retain provisions in relation to recession planes in final plan decision.
63.48	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.3 - Impacts on neighbouring property	Support	Retain provisions in relation to recession planes in final plan decision.
63.49	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.50	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.7 - Traffic generation and access safety	Support	Retain provisions in relation to recession planes in final plan decision.
63.51	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.52	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.

63.53	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.54	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.55	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.56	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.57	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.58	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.59	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.60	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.

63.61	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.62	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.63	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.64	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.65	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.66	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.67	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.68	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.

63.69	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.70	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.71	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.72	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.73	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.74	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.75	PC14	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	Support	Retain provisions in relation to recession planes in final plan decision.
63.76	PC14	18 - Open Space > 18.10 - Matters of discretion > 18.10.18 - Recession planes	Support	Retain provisions in relation to recession planes in final plan decision.
63.77	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Seek Amendment	That private stormwater drainage systems are included as a Qualifying



				Matter in the final decision on the proposed plan change.
63.78	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	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.
63.79	PC14	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	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.
63.80	PC14	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	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.
63.81	PC14	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	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.
63.82	PC14	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	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.
63.83	PC14	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	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.

63.84	PC14	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	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.
63.85	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	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.
63.86	PC14	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	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.
63.87	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	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.

### Carl van Essen

### Submitter 64

Original Submission No	Plan Change	Provision	Position	Decision Requested
64.1	PC14	20 - All of Plan	Oppose	Oppose plan because it is unnecessary under current population growth levels.

## Ali McGregor

### Submitter 65

Original Submission No	Plan Change	Provision	Position	Decision Requested
65.1	PC14	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	Seek Amendment	Require off-street parking for residential developments.
65.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Seek Amendment	Encourage retention of tree canopy and green space on residential sites.
65.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.5 - Outdoor living space	Seek Amendment	Provide adequate outdoor space for families.
65.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Seek Amendment	Encourage retention of tree canopy and green space on residential sites.
65.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.10 - Outdoor living space	Seek Amendment	Provide adequate outdoor space for families.

## Lisa Fabri

### Submitter 66

Original Submission No	Plan Change	Provision	Position	Decision Requested
66.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.

66.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	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.
66.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	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.
66.4	PC14	19 - Planning Maps > 19.10 - Any other zones	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.

Rachel Davies

Submitter 67

Original Submission No	Plan Change	Provision	Position	Decision Requested
67.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Support	Retain and increase the Sunlight Access qualifying matter.
67.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Support	Retain and increase the Sunlight Access qualifying matter.
67.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[Seeks to] reduce the zones for High and Medium Density to closer to the city centre - so that it is not encroaching on existing neighbourhoods in Spreydon and Hoon Hay.

67.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[Seeks to] reduce the zones for High and Medium Density to closer to the city centre - so that it is not encroaching on existing neighbourhoods in Spreydon and Hoon Hay.
67.5	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Three storey housing should only be found in and close to the city centre, not in existing older suburban areas.
67.6	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Three storey housing should only be found in and close to the city centre, not in existing older suburban areas.
67.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.4 - Site coverage	Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land.
67.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land.
67.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land
67.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land
67.11	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land

67.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land
67.13	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Continue to add and push for Quality Matters to ensure new development meets more stringent controls over sunlight, safety, privacy, environmental factors and aesthetics.
67.14	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Continue to add and push for Quality Matters to ensure new development meets more stringent controls over sunlight, safety, privacy, environmental factors and aesthetics.
67.15	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Prioritize or incentivise high density residential development starting from the city center then working outward, once land there has first been developed.
67.16	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Develop more multistorey or terraced styled housing in new subdivisions where infrastructure can be put in place to best service these new dwellings.
67.17	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Develop more multistorey or terraced styled housing in new subdivisions where infrastructure can be put in place to best service these new dwellings.
67.18	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Rezone and develop underutilized areas of land closer to the city into new trendy housing development - the development near the railway in the Addington Court Theatre district is a good example of this type of land.
67.19	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Rezone and develop underutilized areas of land closer to the city into new trendy housing development - the development near the railway in the Addington Court Theatre district is a good example of this type of land.

67.20	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Potentially redevelop existing large buildings into apartments e.g. Princess Margaret hospital (potentially moving the services offered there now to new premises to free up space not being used).
67.21	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Potentially redevelop existing large buildings into apartments e.g. Princess Margaret hospital (potentially moving the services offered there now to new premises to free up space not being used).
67.22	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Develop existing crown owned land into higher density housing e.g. the old Spreydon School site
67.23	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Develop existing crown owned land into higher density housing e.g. the old Spreydon School site

**Darren Fabri**

**Submitter 68**

Original Submission No	Plan Change	Provision	Position	Decision Requested
68.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Rezone John Paterson Drive from rural to residential.
68.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Rezone John Paterson Drive from rural to residential.
68.3	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Rezone John Paterson Drive from rural to residential.

## John Campbell

### Submitter 69

Original Submission No	Plan Change	Provision	Position	Decision Requested
69.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Amend the Residential Suburban zoning of the area around Riccarton Bush [to south of Rata Street and Kauri Street] to Medium Density Residential.
69.2	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Seek Amendment	Amend the planning maps so that the QM Airport Noise Influence Overlay is removed from the area around Riccarton Bush to south of Rata Street and Kauri Street
69.3	PC14	19 - Planning Maps > 19.9 - Any other QMs	Support	Amend the planning maps to remove the Riccarton Bush Interface Area.
69.4	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Amend existing Residential Suburban zoning [around Riccarton Bush to south of Rata Street and Kauri Street] to Medium Density Residential

## Paul Wing

### Submitter 70

Original Submission No	Plan Change	Provision	Position	Decision Requested
70.1	PC14	20 - All of Plan	Seek Amendment	<p>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.</p> <p>As a minimum all new builds should be built to passive house standards, we need more better</p>



				design and planned house, not the unplanned low standard intensification of this Plan Change
70.2	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.6 - Daylight recession planes	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
70.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
70.4	PC14	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	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
70.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
70.6	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.4 - Daylight recession planes	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
70.7	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards > 14.8.2.5 - Daylight recession planes	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
70.8	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.4 - Daylight recession planes	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.

70.9	PC14	14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.1 - Activity status tables > 14.10.1.1 - Permitted activities	Seek Amendment	Recession planes need to be protected for all residential development.
70.10	PC14	14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.1 - Activity status tables > 14.10.1.2 - Controlled activities	Seek Amendment	Recession planes need to be protected for all residential development.
70.11	PC14	14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.2 - Built form standards > 14.10.2.4 - Daylight recession planes	Seek Amendment	Recession planes need to be protected for all residential development.
70.12	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards > 14.11.2.6 - Daylight recession planes	Seek Amendment	Recession planes need to be protected for all residential development.
70.13	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.4 - Daylight recession plane	Seek Amendment	Recession planes need to be protected for all residential development.
70.14	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.2 - Daylight recession planes	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
70.15	PC14	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	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
70.16	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.3 - Impacts on neighbouring property	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
70.17	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Seek Amendment	Amend Rule 15.11.2.11 - Building height such that the height of all buildings in the central city should be limited to no more than 5 storeys.

Laurie Shearer

Submitter 71

Original Submission No	Plan Change	Provision	Position	Decision Requested
71.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Oppose higher building height limit in the High Density Residential Zone in Merivale.

Rosemary Neave

Submitter 72

Original Submission No	Plan Change	Provision	Position	Decision Requested
72.1	PC14	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	Support	Retain the Tree Canopy Cover rules and Financial Contributions.
72.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Remove the Low Public Transport Accessibility Area Qualifying Matter from the proposed plan change.
72.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	Retain the proposed provisions that enable 6 to 10 storeys for residential buildings near commercial centres.
72.4	PC14	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	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,

				<p>sensible and accessible bicycle parking in intensive developments. Including by:</p> <ul style="list-style-type: none"> <li>• specifying cycle parking facilities that lack adequate security and weather proofing;</li> <li>• that hanging bike racks are insufficient as they cannot be used by e-bikes or cargo bikes, or anyone who has difficulty lifting a bike; and</li> <li>• cycle parking must be in a location which does not require the cyclist to carry the bike up stairs and/ or through a residential unit.</li> </ul>
72.5	PC14	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	Seek Amendment	<p>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:</p> <ul style="list-style-type: none"> <li>• specifying cycle parking facilities that lack adequate security and weather proofing;</li> <li>• that hanging bike racks are insufficient as they cannot be used by e-bikes or cargo bikes, or anyone who has difficulty lifting a bike; and</li> <li>• cycle parking must be in a location which does not require the cyclist to carry the bike up stairs and/ or through a residential unit.</li> </ul>
72.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built	Oppose	Remove the Sunlight Access Qualifying Matter from the proposed District Plan.

		form standards > 14.5.2.6 - Height in relation to boundary		
72.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Remove the Sunlight Access Qualifying Matter from the proposed District Plan.

### Helen Spear

#### Submitter 73

Original Submission No	Plan Change	Provision	Position	Decision Requested
73.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Not Stated	Not stated.

### Tony Rider

#### Submitter 74

Original Submission No	Plan Change	Provision	Position	Decision Requested
74.1	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.1 - Policy - Role of centres	Seek Amendment	Amend Bush Inn's status in the Centres hierarchy to remain a neighbourhood/local centre
74.2	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Support	Support for Bush Inn's/Church Corner zoning as a Local Centre Zone and not Town Centre Zone.
74.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Amend and reduce intensification around Bush Inn/Church Corner

## Sheila McLaughlin

### Submitter 75

Original Submission No	Plan Change	Provision	Position	Decision Requested
75.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	[That the area west of Riccarton Mall not be zoned High Density Residential - retain current zoning]
75.2	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Retain existing [RMD & RSDT] zoning in the area west of Riccarton Mall

## Richard McLaughlin

### Submitter 77

Original Submission No	Plan Change	Provision	Position	Decision Requested
77.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
77.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.

Linda Blake

Submitter 78

Original Submission No	Plan Change	Provision	Position	Decision Requested
78.1	PC14	20 - All of Plan	Support	Supports the implementation of Plan Change 14.
78.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.
78.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.9 - Ground floor habitable room	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.
78.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Opposes requiring all building development in the Merivale HRZ zone to meet a minimum of 2 storeys
78.5	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
78.6	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.30 - Building height in the High Density	Support	Supports ways to reduce the months of no sun in Christchurch with 14.15.30 minimum building setbacks

		Residential Zone within the Central City		
78.7	PC14	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	Support	Supports ways to reduce the months of no sun in Christchurch with 14.15.31 daylight recession planes.

**Andy Hall**

**Submitter 79**

Original Submission No	Plan Change	Provision	Position	Decision Requested
79.1	PC14	19 - Planning Maps > 19.9 - Any other QMs	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.

**Meg Christie**

**Submitter 80**

Original Submission No	Plan Change	Provision	Position	Decision Requested
80.1	PC14	7 - Transport > 7.5 - Appendices > 7.5.2 - Appendix 7.5.2 Cycle parking facilities	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].
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**Vivien Binney**

**Submitter 81**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
81.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.1 - Permitted activities	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.
81.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.
81.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Amend proposed provisions for areas set for intensification outside the inner city's Four Avenues by limiting them to three stories.
81.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Amend proposed provisions for areas set for intensification in suburban areas by limiting them to two stories.
81.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.1 - Permitted activities	Seek Amendment	Amend proposed provisions for areas set for intensification in suburban areas by limiting them to two units per site.
81.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Seek Amendment	Amend proposed provisions for areas set for intensification in suburban

				areas by limiting them to two units per site.
81.7	PC14	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	Seek Amendment	Amend proposed provisions for areas set for intensification in suburban areas by limiting them to two units per site.

**Naretta Berry**

**Submitter 82**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
82.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards	Support	Retain all provisions in PC14 which enable sunlight access to be assessed as a qualifying matter in site development in the Medium Density Residential Zone.
82.2	PC14	19 - Planning Maps > 19.9 - Any other QMs	Support	Retain all provisions in PC14 which enable sunlight access to be assessed as a qualifying matter in site development in the Medium Density Residential Zone.
82.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Support	Retain all provisions in PC14 which enable sunlight access to be assessed as a qualifying matter in site development in the Medium Density Residential Zone.

## Stephen Osborne

### Submitter 83

Original Submission No	Plan Change	Provision	Position	Decision Requested
83.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	That the Deans Avenue Precinct does not become a High Density Residential Zone (HRZ Residential), but remains a Medium Density Residential Zone (MRZ Residential). The block South of Mayfair Street (Old Sales Yard) could be treated separately as it would suit HRZ Residential development.
83.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	That the Deans Avenue Precinct does not become a High Density Residential Zone (HRZ Residential), but remains a Medium Density Residential Zone (MRZ Residential). The block South of Mayfair Street (Old Sales Yard) could be treated separately as it would suit HRZ Residential development.

## Alice Mckenzie

### Submitter 84

Original Submission No	Plan Change	Provision	Position	Decision Requested
84.1	PC14	19 - Planning Maps	Oppose	That the Deans Avenue Precinct remains a Medium Residential Zone.
84.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.

## Lorraine Raxworthy

### Submitter 85

Original Submission No	Plan Change	Provision	Position	Decision Requested
85.1	PC14	20 - All of Plan	Oppose	Do not wish to see 'infill housing' in our lovely Christchurch suburbs.

## Melissa and Scott Alman

### Submitter 86

Original Submission No	Plan Change	Provision	Position	Decision Requested
86.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	Identify Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) as a Residential Character Area
86.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Amend the zoning of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) from High Density Residential to Medium Density Residential
86.3	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	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
86.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Support	Support that limited notification is not precluded for for non-compliances that relate to height and height in relation to boundary
86.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	Support that limited notification is not precluded for for non-compliances that relate to height and height in relation to boundary

86.6	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Support	Retain existing Heritage Items on Helmores Lane (IDs 248, 249 & 250)
86.7	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Amend the zoning of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) from High Density Residential to Medium Density Residential

### David East

#### Submitter 87

Original Submission No	Plan Change	Provision	Position	Decision Requested
87.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	[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

### Peter Evans

#### Submitter 88

Original Submission No	Plan Change	Provision	Position	Decision Requested
88.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Harlech Mews and Avonhead rezoned to Residential Suburban Zone

88.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Amend heights to operative Residential Suburban Heights of 8m.
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**Andrew Evans**

**Submitter 89**

Original Submission No	Plan Change	Provision	Position	Decision Requested
89.1	PC14	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	Oppose	Delete proposed Rule 6.1.7.2.1 and retain the rule as per the Operative District Plan.
89.2	PC14	7 - Transport > 7.5 - Appendices > 7.5.7 - Appendix 7.5.7 Access design and gradient	Seek Amendment	Amend Appendix 7.5.7 table 7.5.7.1 Minimum requirements for private ways and vehicle access to retain the operative district plan provisions.
89.3	PC14	8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks	Seek Amendment	Amend Rules in Clause 8.9 to enable greater volumes of earthworks to be undertaken without resource consent.
89.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Oppose	Delete proposed residential design principles in 14.15.1.3a (RD1)
89.5	PC14	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	Oppose	Oppose the proposed provision 14.5.2.2c-e Landscaped area and tree canopy cover.

		standards > 14.5.3.2.6 - Landscaped areas for select areas		
89.6	PC14	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	Support	Support excluding eaves from site coverage calculations.
89.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.5 - Outdoor living space	Seek Amendment	Amend 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).
89.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Support	Support provisions as notified.
89.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Support	Retain Rule 14.5.2.7 Minimum building setbacks, in particular sub-clauses iii and iv.
89.10	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.9 - Street scene amenity and safety - fences	Seek Amendment	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.
89.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	Seek Amendment	Amend 14.5.2.10 b. to remove all mention of a single gable exclusion and replace to exclude all roof spaces.
89.12	PC14	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	Oppose	Seek to remove requirement for storage space.

89.13	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Oppose	Seek the removal of 14.6.1.3 RD2 requiring Residential Design Principles to be a matter of discretion.
89.14	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Support	Support provisions as notified.
89.15	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	Support	Support provisions as notified in particular 14.6.2.3.b iii. and 14.6.2.3.b ii.
89.16	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.5 - Building separation	Seek Amendment	Oppose the provision as notified.
89.17	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.6 - Fencing and screening	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.
89.18	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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 <b>0.45m</b> . (was 0.6m).
89.19	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Seek Amendment	Amend 14.6.2.8. b. to remove all mention of a single gable exclusion and replace to exclude all roof spaces.



89.20	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.10 - Outdoor living space	Support	Support provisions as notified
89.21	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.17 - Location of outdoor mechanical ventilation	Oppose	Retain the current provisions.
89.22	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.11 - Service, storage and waste management	Oppose	Oppose the provisions as notified and seek to have it removed.
89.23	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.15 - Location of outdoor mechanical ventilation	Oppose	Oppose proposed provisions and seeks to retain current.
89.24	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	Seek Amendment	Support excluding eaves from site coverage calculations.  Delete requirements A-D.
89.25	PC14	7 - Transport > 7.5 - Appendices > 7.5.7 - Appendix 7.5.7 Access design and gradient	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 ' <b><u>for residential activities, the number of residential units or parking spaces whichever is less</u></b> '.
89.26	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	Seek Amendment	Amend 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%)
89.27	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Seek Amendment	Amend 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%)
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**Blair McCarthy**

**Submitter 90**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
90.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	<p>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.</p> <p>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.</p>
90.2	PC14	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	Seek Amendment	[That residential developments be required to provide on-site carparking]
90.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	<p>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.</p> <p>That the area of proposed HRZ in between, particularly around St Andrews College and</p>

				east of Watford Street, be zoned Medium Density Residential instead of HRZ.
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## The Glenara Family Trust

### Submitter 91

Original Submission No	Plan Change	Provision	Position	Decision Requested
91.1	PC14	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	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	PC14	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	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.

## Andrew Laurie

### Submitter 92

Original Submission No	Plan Change	Provision	Position	Decision Requested
92.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	The area near and including Ashgrove Tce, Fairview St and Cashmere View St should be a Heritage Value Residential Character zone, and a resource consent should be required before any development can proceed.
92.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Seek Amendment	The area near and including Ashgrove Tce, Fairview St and Cashmere View St should be a Heritage Value Residential Character zone, and a resource consent should be required before any development can proceed.
92.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone	Seek Amendment	The area near and including Ashgrove Tce, Fairview St and Cashmere View St should be a Heritage Value Residential Character zone, and a resource consent should be required before any development can proceed.

## Wayne Keen

### Submitter 93

Original Submission No	Plan Change	Provision	Position	Decision Requested
93.1	PC14	14 - Residential	Oppose	Assist developers and builders to complete builds on land currently sitting vacant within the city.
93.2	PC14	15 - Commercial	Support	Assist developers and builders to complete builds on land currently sitting vacant within the city.

## Rebecca Perkins

### Submitter 94

Original Submission No	Plan Change	Provision	Position	Decision Requested
94.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Remove the areas close to Papanui Road from the High Density Residential zone, especially those that are prone to flooding and do not have nearby stormwater systems that cope with heavy rain.
94.2	PC14	20 - All of Plan	Oppose	I object to plan change 14 in its entirety.
94.3	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose High Density zoning in the Papanui area as increased density would adversely impact this area which has existing high levels of parking demand and traffic movement.

## Tom Gilbert

### Submitter 95

Original Submission No	Plan Change	Provision	Position	Decision Requested
95.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.

## Elizabeth Sawers

### Submitter 96

Original Submission No	Plan Change	Provision	Position	Decision Requested
96.1	PC14	19 - Planning Maps	Oppose	Remove proposed High Density Residential Zone area in the Bush Inn/Church Corner area.

Geoff Tune

Submitter 97

Original Submission No	Plan Change	Provision	Position	Decision Requested
97.1	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.2 - Daylight recession planes	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 <b>3 meters</b> (<del>2.3 metres</del>) above boundaries with other sites as shown in Appendix 14.16.2, <b>withreplaced MDRS angles i.e 55°</b> (<del>diagram C</del>) except that:</p> <ul style="list-style-type: none"><li>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;</li><li>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.</li><li>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).'</li></ul> <p>[The proposed amendments in relation to height at boundary are the same as currently proposed in PC14].</p>

## Hilton Smith

### Submitter 98

Original Submission No	Plan Change	Provision	Position	Decision Requested
98.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	<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.
98.2	PC14	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	Seek Amendment	<i>[Re: Character Areas]</i> Proposes to introduce a resource consent requirement as a restricted discretionary activity.
98.3	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards	Seek Amendment	<i>[Re: Character Areas]</i> Proposes to introduce a resource consent requirement as a restricted discretionary activity.

## Ezzie Smith

### Submitter 99

Original Submission No	Plan Change	Provision	Position	Decision Requested
99.1	PC14	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	Not Stated	<i>[Re: Character Areas]</i> Proposes to make development in character

				areas a restricted discretionary activity.
99.2	PC14	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	Not Stated	[Re: Character Areas] Proposes to make development in character areas a restricted discretionary activity.
99.3	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards	Not Stated	[Re: Character Areas] Proposes to make development in character areas a restricted discretionary activity.

## Mary Clay

### Submitter 100

Original Submission No	Plan Change	Provision	Position	Decision Requested
100.1	PC14	20 - All of Plan	Oppose	Oppose plan change 14 in its entirety.
100.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Increases in density should be focused on the central city and around key hubs such as Riccarton or Northland
100.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Proposed recession planes have the potential to result in poor outcomes that affects access to sunlight and privacy.
100.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Proposed recession planes have the potential to result in poor outcomes that affects access to sunlight and privacy.
100.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	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.
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**Ross Pheloung**

**Submitter 101**

Original Submission No	Plan Change	Provision	Position	Decision Requested
101.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Oppose Medium Density Residential Zone on Cashmere View Street, and surrounding streets.
101.2	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Oppose	Cashmere View Street and surrounding streets should be within a Character Area.

**Zhijian Wang**

**Submitter 102**

Original Submission No	Plan Change	Provision	Position	Decision Requested
102.1	PC14	3 - Strategic Directions > 3.1 - Introduction	Not Stated	<p>Adding medium-density and high-density housing to established neighborhoods is not an ideal solution. Infrastructure will not be able to cope with demand, infrastructure improvements will be costly and impact on rates, and there will be further interruption with excavations and road closures.</p> <p>There will be increased concrete and asphalt footprints and reduced garden areas, affecting the natural infiltration of rainwater, increasing the burden on</p>

				<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>
102.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Not Stated	<p>Adding medium-density and high-density housing to established neighborhoods is not an ideal solution. Infrastructure will not be able to cope with demand, infrastructure improvements will be costly and impact on rates, and there will be further interruption with excavations and road closures.</p> <p>There will be increased concrete and asphalt footprints and reduced garden areas, affecting the natural infiltration of rainwater, increasing the burden on infrastructure and that may cause flooding. There will be an associated impact on Christchurch's brand as a Garden City. which has taken time to develop.</p> <p>Instead, the urban-rural fringe area should be developed with medium and high density residential areas within 20-30 minutes of the City Centre. This is the ideal living and working environment where infrastructure can be planned and constructed according to the needs of the next 30 years. Funding would be from investors and developers, reducing financial pressure on the City Council and maintaining the stability of rates. Construction will not affect the traffic in the city.</p>
102.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Not Stated	<p>Adding medium-density and high-density housing to established neighborhoods is not an ideal solution. Infrastructure will not be able to cope with demand, infrastructure improvements will be costly and impact on rates, and there will be further interruption with excavations and road closures.</p>

				<p>There will be increased concrete and asphalt footprints and reduced garden areas, affecting the natural infiltration of rainwater, increasing the burden on infrastructure and that may cause flooding. There will be an associated impact on Christchurch's brand as a Garden City. which has taken time to develop.</p> <p>Instead, the urban-rural fringe area should be developed with medium and high density residential areas within 20-30 minutes of the City Centre. This is the ideal living and working environment where infrastructure can be planned and constructed according to the needs of the next 30 years. Funding would be from investors and developers, reducing financial pressure on the City Council and maintaining the stability of rates. Construction will not affect the traffic in the city.</p>
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**Damian Blogg**

**Submitter 103**

Original Submission No	Plan Change	Provision	Position	Decision Requested
103.1	PC14	20 - All of Plan	Oppose	[That further consultation and assessment is undertaken]
103.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[That] increased density [is] focused on the central city and key hubs such as Riccarton or Northlands
103.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	[Lower recession planes]
103.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	[Lower recession planes]
103.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Seeks to remove Low Public Accessibility Areas qualifying matter.

## Ann Clay

### Submitter 104

Original Submission No	Plan Change	Provision	Position	Decision Requested
104.1	PC14	20 - All of Plan	Oppose	[That further consultation and assessment is undertaken]
104.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[That] increases in density [are] focused on the central city and aroundkey hubs such as Riccarton or Northlands
104.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	[Lower recession planes]
104.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	[Lower recession planes]
104.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Remove Low Public Accessibility Areas QM]

## Te Whare Roimata

### Submitter 105

Original Submission No	Plan Change	Provision	Position	Decision Requested
105.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[Remove High Density Residential zoning in Inner City East]
105.2	PC14	20 - All of Plan	Seek Amendment	That the present market-led, compact city model favoured in Plan Change 14 is replacedby the notion of the “Just City” now advanced in

				the literature as the means of addressing the distributive inequalities of urban growth which sees equity and urban justice put at the centre of planning decisions.
105.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Seek Amendment	<p>New Qualifying Matter for the provision of affordable housing:</p> <ul style="list-style-type: none"> <li>• the adoption of the American approach to urban development which requires a percentage of new developments being set aside to house low income dwellers; or</li> <li>• the development of an Inclusionary Housing Plan which requires new residential developments to pay an “affordable housing financial contribution” similar to that adopted by the Queenstown Council. The money collected from this financial contribution would then be given to Community Housing providers to help fund replacement affordable housing ideally in neighbourhoods such as the Inner City East.</li> </ul>

**Karyn Butler**

**Submitter 106**

Original Submission No	Plan Change	Provision	Position	Decision Requested
106.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	That the Council amends the Housing and Business Choice Plan Change 14 (PC14) from the proposed High Density Residential Zone (HRZ) in a continuous strip parallel to Papanui Road through Strowan (stretching from Papanui Road to Watford Street) to a Medium Density Residential Zone (MRZ). In particular, the residential area of Watford Street, Christchurch.
106.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	That the Council amends the Housing and Business Choice Plan Change 14 (PC14) from the proposed High Density Residential Zone (HRZ) in a continuous strip parallel to Papanui Road through Strowan (stretching from

				Papanui Road to Watford Street) to a Medium Density Residential Zone (MRZ). In particular, the residential area of Watford Street, Christchurch.
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## Heather Woods

### Submitter 107

Original Submission No	Plan Change	Provision	Position	Decision Requested
107.1	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.20 - T	Seek Amendment	Add Tiny Homes to the definitions of the District Plan  "Tiny Home  a. any structure or part of a structure, whether permanent, moveable or immovable; and/or  b. any erection, reconstruction, placement, alteration or demolition of any structure or part of any structure within, on, under or over the land; and  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."
107.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Enable tiny houses in all zones
107.3	PC14	14 - Residential	Seek Amendment	<i>For the inclusion of Transportable Homes to be included in all discussions regarding housing.</i>
107.4	PC14	14 - Residential	Seek Amendment	<i>To permit and promote the development of Transportable Housing Community Hubs</i>

107.5	PC14	14 - Residential	Seek Amendment	<i>That the CCC will accept the importance of Transportable Housing Community Hubs.</i>
107.6	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone	Seek Amendment	<i>Amend <b>14.4.1.1 Permitted activities</b> 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>
107.7	PC14	14 - Residential	Support	<i>I accept these criteria PROVIDING:  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. 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>
107.8	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone	Seek Amendment	<i><b>Amend 14.13.1.1</b> For CCC to permit Qualifying Sites to be located in ANY Residential Suburban zone, not just the transitional residential suburban zone.</i>
107.9	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone	Seek Amendment	<i><b>Apply 14.13.1.2 and 14.13.1.3 to tiny house</b> development in all Residential Suburban and Medium Density Zones.</i>
107.10	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Seek Amendment	<i><b>Apply 14.13.1.2 and 14.13.1.3 to tiny house</b> development in all Residential Suburban and Medium Density Zones.</i>
107.11	PC14	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	Support	<i><b>Support 14.13.3.5 - provided CCC include provision for transportable homes</b></i>

107.12	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.7 - Outdoor living space	Support	<b>Support 14.13.3.7 provided Transportable homes are provided for</b>
107.13	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.7 - Outdoor living space	Seek Amendment	<i>Support 14.13.4.7 provided transportable homes are provided for</i>
107.14	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.8 - Service, storage, and waste management spaces	Seek Amendment	<i>Support 14.13.4.8. provided CCC is to provide for Transportable Homes Hubs within this criteria.</i>
107.15	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.10 - Acoustic Insulation	Seek Amendment	<i>Support <b>14.13.3.10 on the basis</b> CCC is to provide for Transportable Homes Hubs</i>
107.16	PC14	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	Seek Amendment	<i>Support <b>14.13.3.12 on the basis</b> CCC is to provide for Transportable Homes Hubs within this criteria.</i>
107.17	PC14	14 - Residential > 14.14 - DELETE Rules - Community Housing Redevelopment Mechanism	Seek Amendment	Reinstate sub-chapter 14.14 - Community Housing Development Mechanism
107.18	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density	Seek Amendment	Seek a decrease of the net floor area requirements of homes such as minor dwellings.



		Transition Zone > 14.4.1 - Activity status tables > 14.4.1.1 - Permitted activities		
107.19	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables > 14.4.1.1 - Permitted activities	Seek Amendment	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	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables > 14.4.1.1 - Permitted activities	Seek Amendment	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).
107.21	PC14	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	Seek Amendment	Amend 14.3.3.3. to reduce building height to a max of 5m IF there are 3 dwellings per 450sqm site.
107.22	PC14	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	Seek Amendment	Amend 14.4.3.5 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.
107.23	PC14	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	Seek Amendment	Amend 14.4.3.9 to reduce the minimum road boundary building setback from typically 4.5m to the MDRS Front yard minimum of 1.5m (height at that point is governed by the recession plane).

107.24	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism	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).
107.25	PC14	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	Seek Amendment	Amend 14.13.4.5 to decrease the net floor area requirements of these homes (e.g. by 33%). The current net floor area requirements are not aligned with the MDRS which has no such restrictions.
107.26	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.7 - Outdoor living space	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.
107.27	PC14	19 - Planning Maps > 19.4 - QM - Low PT	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.
107.28	PC14	19 - Planning Maps > 19.6 - QM - Any Coastal Hazard	Seek Amendment	Amend the zoning of 157 to 193 Wainoni Road (and further afield), to “Medium Density 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 “Medium Density Residential Zone” with the Qualifying Matter of “Tsunami Management Area” applying to the whole property.
107.29	PC14	19 - Planning Maps > 19.9 - Any other QMs	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.

107.30	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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”.
107.31	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Seek Amendment	Amend zoning to remove the Qualifying Matter of “Low Public Transport Accessibility Area” on all ofKeyes Road (and further afield), or on all roads on regular bus routes to the central city.
107.32	PC14	19 - Planning Maps > 19.6 - QM - Any Coastal Hazard	Seek Amendment	Amend zoning for the Residential Suburban portion of Keyes Road, to “Medium DensityResidential Zone” because the Qualifying Matter of “Tsunami Management Area” is not sufficient risk byitself 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 “CoastalHazard Medium Risk Management Area” applying to the whole property.
107.33	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.1 - Qualifying standards > 14.13.1.4 - Location qualifying standards	Seek Amendment	<p><b>Amend 14.13.1.4 to apply the following</b></p> <p><b>A. 800 metres EDM walking distance of:</b></p> <p><i>I. A Commerical Business City Centre Zone , or Commercial Mixed use Zone.</i></p> <p><i>II. A supermarket of not less than 1000m<sup>2</sup> 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>

				<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 4000m<sup>2</sup>;</i>
107.34	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.1 - Qualifying standards > 14.13.1.1 - Zoning qualifying standards	Seek Amendment	<i>Delete Rule 14.13.1.1</i>
107.35	PC14	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	Seek Amendment	<i>To consider and accept that the use of single storey <b>Transportable Homes</b></i>
107.36	PC14	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	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>
107.37	PC14	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	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</i>

				<i>CCC. Community Facilities such as a Communal Hall, plus storage, yard space, clotheslines, parking would still all be provided .</i>
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**Charles Etherington**

**Submitter 108**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
108.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Remove High Density Residential zoning in the inner suburbs
108.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Remove Medium Density Residential zoning in the inner suburbs
108.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Oppose Medium Density Residential provisions in the inner suburbs.
108.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Oppose High Density Residential provisions in the inner suburbs.

**Kaye Thomson**

**Submitter 109**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
109.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Oppose more permissive height in relation to boundary rule for Paparoa Street residential properties.
109.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Oppose High Density Residential Zone on Paparoa Street properties, and High Density Residential

				Zone to be located within walking distance to Northlands Mall.
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Marie Mullins

Submitter 110

Original Submission No	Plan Change	Provision	Position	Decision Requested
110.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Support	Supports the zoning of property at 18 Kauri Street as medium density.
110.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Oppose Airport Noise Influence Area that overlays a small part of the site at 18 Kauri Street as it would restrict future development that would not accord with the intent of the proposed Medium Density Rules.
110.3	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Oppose	Oppose the Airport Noise Influence Area that goes that overlays a small part of the site at 18 Kauri Street.
110.4	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Oppose Riccarton Bush Interface Area qualifying matter.
110.5	PC14	19 - Planning Maps > 19.9 - Any other QMs	Oppose	Oppose Riccarton Bush Interface qualifying matter.

## Andrew Butler

### Submitter 111

Original Submission No	Plan Change	Provision	Position	Decision Requested
111.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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
111.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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

## Nikki Smetham

### Submitter 112

Original Submission No	Plan Change	Provision	Position	Decision Requested
112.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Support	[Retain Sunlight Access Qualifying Matter]
112.2	PC14	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	Support	[Retain Sunlight Access and Low Public Transport Accessibility Qualifying Matters]
112.3	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Support	[Retain Low Public Transport Accessibility Qualifying Matter]
112.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards >	Support	[Retain minimum storage standard]

		14.5.2.13 - Service, storage, and waste management spaces		
112.5	PC14	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	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).
112.6	PC14	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	Seek Amendment	[Require] monitoring of trees required as part of a development where they are relied on for mitigation of higher density development
112.7	PC14	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	Seek Amendment	Seek a reduced tree canopy coverage, based on 10 years growth (a common measure for tree size), which is more likely to be achieved and maintained at this scale.
112.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Support	[Retain Sunlight Access Qualifying Matter]
112.9	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Support	[Retain Sunlight Access Qualifying Matter]
112.10	PC14	8 - Subdivision, Development and Earthworks	Support	[Retain provisions requiring that Crime Prevention Through Environmental Design



				(CPTED) principles are considered and complied with]
112.11	PC14	14 - Residential	Support	[Retain provisions requiring that Crime Prevention Through Environmental Design (CPTED) principles are considered and complied with]
112.12	PC14	15 - Commercial	Support	[Retain provisions requiring that Crime Prevention Through Environmental Design (CPTED) principles are considered and complied with]
112.13	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.11 - Service, storage and waste management	Support	[Retain minimum storage standard]
112.14	PC14	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	Support	Support the proposed standards: <ul style="list-style-type: none"> <li>• A minimum 20% tree canopy at maturity for residential subdivision and/ or development in residential zones</li> <li>• A 15% tree canopy at maturity for roads reserves vested with CCC</li> <li>• Payment of financial contributions to CCC where the above (either in full or part) are not met.</li> </ul>
112.15	PC14	7 - Transport > 7.4 - Rules - Transport > 7.4.3 - Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone)	Seek Amendment	[Require] Provision for common electric car charging stations on development sites
112.16	PC14	20 - All of Plan	Seek Amendment	[Clarify and strengthen] these matters: <ul style="list-style-type: none"> <li>• The monitoring process</li> </ul>

				<ul style="list-style-type: none"> <li>Increased stormwater generally</li> </ul>
112.17	PC14	14 - Residential	Seek Amendment	<p>Resolve these matters:</p> <ul style="list-style-type: none"> <li>Reduced internal privacy, ie avoid window to window views,</li> <li>Compatible scale with surrounding residential suburb</li> <li>The potential oversupply of one typology that may adversely impact on good urban design, diversity and character.</li> </ul>
112.18	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone	Seek Amendment	Queries the Suitability of residential hill zones [for intensification due to] - increased stormwater runoff, erosion of views with adverse effects on amenity and investment.
112.19	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.4 - Roads	Seek Amendment	[Require] a wider minimum berm size in road reserves.

**Sally Wihone**

**Submitter 113**

Original Submission No	Plan Change	Provision	Position	Decision Requested
113.1	PC14	14 - Residential	Seek Amendment	Provide for accessible parking spaces and wheelchair accessibility on footpaths within residential zones.

113.2	PC14	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	Seek Amendment	Provide for accessible parking spaces and wheelchair access along footpaths in residential suburban areas.
113.3	PC14	7 - Transport > 7.4 - Rules - Transport > 7.4.3 - Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > 7.4.3.7 - Access design	Seek Amendment	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]

Connor McIver

Submitter 114

Original Submission No	Plan Change	Provision	Position	Decision Requested
114.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	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.
114.2	PC14	5 - Natural Hazards > 5.4 - Rules - Flood hazard > 5.4.7 - 5.4A Rules -	Seek Amendment	Seeks new rule to require minimum building height for houses to be built to two storeys in the zone at risk of

		Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area > 5.4.7.1 - 5.4A.1 Permitted activities		tsunami damage. This would give occupants somewhere to go if they cannot evacuate to higher ground in time.
114.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
114.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
114.5	PC14	20 - All of Plan	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.
114.6	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter.

## Baden McArdle

### Submitter 115

Original Submission No	Plan Change	Provision	Position	Decision Requested
115.1	PC14	14 - Residential	Support	Retain as notified

## Russell Fish

### Submitter 116

Original Submission No	Plan Change	Provision	Position	Decision Requested
116.1	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.12 - Objective - Compatibility with Industrial activities	Oppose	Review the 'Industrial Interface' Qualifying Matter, with a view to remove the

				designation where it is not already an historically established principle.
116.2	PC14	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	Oppose	Review the 'Industrial Interface' Qualifying Matter, with a view to remove the designation where it is not already an historically established principle.
116.3	PC14	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	Oppose	Review the 'Industrial Interface' Qualifying Matter, with a view to remove the designation where it is not already an historically established principle.
116.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Review the 'Industrial Interface' Qualifying Matter, with a view to remove the designation where it is not already an historically established principle.
116.5	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.1 - Building height	Oppose	Review the 'Industrial Interface' Qualifying Matter, with a view to remove the designation where it is not already an historically established principle.
116.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Review the 'Industrial Interface' Qualifying Matter, with a view to remove the designation where it is not already an historically established principle.

Ian Tinkler

Submitter 117

Original Submission No	Plan Change	Provision	Position	Decision Requested
117.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 -	Support	It is important that Christchurch be developed in a sustainable way.

		Area-specific rules - Medium Density Residential Zone		
117.2	PC14	20 - All of Plan	Support	It is important that Christchurch be developed in a sustainable way.
117.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.1 - Site density and servicing	Seek Amendment	In areas that are excluded due to infrastructure (like Shirley, as a result of the sewerage system), indicate the cost of mitigation by replacing the inadequate system to allow greater use of that land.  Consider migration paths for flooding.
117.4	PC14	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	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?

## Spreydon Lodge Limited

### Submitter 118

Original Submission No	Plan Change	Provision	Position	Decision Requested
118.1	PC14	15 - Commercial > 15.15 - Appendices > 15.15.3 - Appendix -	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).

		Town Centre Zone (North Halswell) Outline Development Plan		
118.2	PC14	8 - Subdivision, Development and Earthworks > 8.10 - Appendices > 8.10.4 - Appendix - North Halswell Outline Development Plan	Seek Amendment	<p>Delete reference to main street at Clause 8.10.4.C (a)(i) 'Development Form and Design' as follows:</p> <p>8.10.4.C Development Form and Design</p> <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 <del>new neighbourhood</del> is to be established around the Key Activity Centre(zoned <del>Commercial Core</del>-Town centre) proposed as a mixed use village <del>centred focused around a main street. This will form a focus for the</del> <b>community.</b></p>
118.3	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.2 - Policy -	Seek Amendment	<p>Amend Policy 15.2.2.2 'Comprehensive approach to development of the NorthHalswell and Belfast/ Northwood Key Activity Centres' to remove reference to main street at part15.2.2.2(b)(ii) as follows:</p> <p>b. Require development within the North Halswell Key Activity Centre to:</p> <p>ii. provide high quality public open spaces, <del>a strong main street with a concentration of finergrain retailing</del>, and strong linkages between key anchor stores;</p>

		Comprehensive approach to development of the North Halswell and Belfast/ Northwood Key Activity Centres		
118.4	PC14	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	Seek Amendment	Delete Matters of Discretion Rule 15.1314.4.3.2(a)(i) 'Commercial layout' as it references therequirement to have a critical mass of activity centred upon the Main Street as follows:15.1314.4.3.2 Commercial layouta. The extent to which development:i. ensures a critical mass of activity is centred upon the open air Main Street including an appropriatebalance of large format retail activity and concentration of finer grain commercial activities;i ii. supports a retail mix (large format and finer grain retailing) which ensures the centre meets its roleas a District-Town Centre and Key Activity Centre and meets the needs of the catchment population; andii iii. functions operationally and visually as an integrated commercial entity



118.5	PC14	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	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: <del>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 mainstreet environment; ...</del>
118.6	PC14	15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.4 - Matters of discretion for area-specific	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. <del>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.</del>

		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		
118.7	PC14	15 - Commercial > 15.15 - Appendices > 15.15.3 - Appendix - Town Centre Zone (North Halswell) Outline Development Plan	Seek Amendmen t	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>Appendix 15.13 Commercial Core Town Centre Zone (North Malvern) Outline Development Plan</p> <p><b>KEY</b></p> <ul style="list-style-type: none"> <li>— KAC ODP boundary</li> </ul> <p><b>Fixed features and proposals</b></p> <ul style="list-style-type: none"> <li>■ Commercial-core Town Centre</li> <li>➔ Fixed road access points to include pedestrian / cycle access</li> <li>△ Heritage feature (not scheduled in District Plan)</li> </ul> <p><b>Indicative features and proposals</b></p> <ul style="list-style-type: none"> <li>➔ Flexible road access points to include pedestrian / cycle access</li> <li>■ Collector road</li> <li>— Main street</li> <li>— Internal street</li> <li>★ Civic square / village green</li> <li>— Stormwater network</li> <li>● Green corridor</li> <li>Ⓡ Reserve</li> <li>Ⓣ Transport interchange</li> </ul> <p>0 100 300m</p>
118.8	PC14	15 - Commercial	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.

## Tracey Strack

### Submitter 119

Original Submission No	Plan Change	Provision	Position	Decision Requested
119.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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</p>
119.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	<i>[Helmores Lane, Desmond Street and Rhodes Street to Rossall Street0]</i> this area should not be zoned highdensity.
119.3	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	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
119.4	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	<ul style="list-style-type: none"> <li>• 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,</li> <li>• 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.</li> </ul>

119.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	<ul style="list-style-type: none"> <li>• 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,</li> <li>• 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.</li> </ul>
119.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	<ul style="list-style-type: none"> <li>• 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,</li> <li>• 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.</li> </ul>
119.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	<ul style="list-style-type: none"> <li>• 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,</li> <li>• 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.</li> </ul>
119.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	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"> <li>• 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</li> </ul>

				<p>Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or,</p> <ul style="list-style-type: none"> <li>• 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,</li> <li>• 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,</li> <li>• 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.</li> </ul>
119.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	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"> <li>• 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,</li> <li>• 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,</li> </ul>

			<ul style="list-style-type: none"><li>• 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,</li><li>• 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.</li></ul>
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Sandra Caldwell

Submitter 120

Original Submission No	Plan Change	Provision	Position	Decision Requested
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120.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Rezone Paparoa Street from High Density Residential and Medium Density Residential to Residential Suburban.
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120.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Rezone Paparoa Street from High Density Residential and Medium Density Residential to Residential Suburban.
120.3	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone	Oppose	Rezone Paparoa Street from High Density Residential and Medium Density Residential to Residential Suburban.

### Cameron Matthews

### Submitter 121

Original Submission No	Plan Change	Provision	Position	Decision Requested
121.1	PC14	15 - Commercial	Seek Amendment	Remove (or substantially revise, as per attached submission) specific Qualifying Matters: <ul style="list-style-type: none"> <li>• Sunlight Access</li> <li>• Residential Character Area</li> </ul>

				<ul style="list-style-type: none"> <li>• Airport Noise Contour</li> <li>• Riccarton Bush Interface</li> <li>• Low Public Transport Accessibility Area</li> </ul> <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"> <li>• Addington</li> <li>• Lyttelton</li> <li>• Sumner</li> <li>• Sydenham South</li> <li>• Wigram</li> </ul> <p>Further up-zone areas, with for example HRZ or MUZ within:</p> <ul style="list-style-type: none"> <li>• Walkable catchment of all Core Bus Routes</li> <li>• Some buffer zone of all Major Cycle Routes</li> <li>• Walkable catchment of Addington railway station, and other rail-adjacent suburbs such as Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley, and Lyttelton.</li> </ul>
121.2	PC14	19 - Planning Maps	Seek Amendment	<ul style="list-style-type: none"> <li>• Remove (or substantially revise, as per attached submission) specific Qualifying Matters:</li> <li>• Sunlight Access</li> <li>• Residential Character Area</li> <li>• Airport Noise Contour</li> <li>• Riccarton Bush Interface</li> <li>• Low Public Transport Accessibility Area</li> </ul> <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"> <li>• Residential Suburban zone</li> <li>• Residential Hills Zone</li> <li>• Residential Hills Precinct</li> <li>• Residential Mixed Density Precinct - Redmund Spur</li> </ul> <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"> <li>• Addington</li> <li>• Lyttelton</li> <li>• Sumner</li> <li>• Sydenham South</li> <li>• Wigram</li> </ul> <p>Further up-zone areas, to for example HRZ or MUZ within:</p> <ul style="list-style-type: none"> <li>• Walkable catchment of all Core Bus Routes</li> <li>• Some buffer zone of all Major Cycle Routes</li> <li>• Walkable catchment of Addington railway station, and other rail-adjacent suburbs such as Hornby, Addington, Riccarton, Papanui, Sydenham/Moorhouse, Heathcote Valley, and Lyttelton.</li> </ul>
121.3	PC14	13 - Specific Purpose Zones	Support	
121.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height	Oppose	Requests removal of the Sunlight Access Qualifying Matter.

		in relation to boundary		
121.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	<p>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. 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</p>

				<p>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 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.</p>
121.6	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Oppose	Request removal of the Cashmere [Character Areas]: (Hackthorn Road), Beckenham Loop, Roker and Penrith [streets].
121.7	PC14	14 - Residential > 14.5 - Rules - Medium Density	Oppose	Request removal of the Cashmere [Character Areas]: (Hackthorn Road), Beckenham Loop, Roker and Penrith [streets].

		Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone		
121.8	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> <li>• make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or,</li> <li>• re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan</li> </ul>
121.9	PC14	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,	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> <li>• make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or,</li> <li>• re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan</li> </ul>

		and Qualifying Matter Airport Noise Influence Area		
121.10	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> <li>• make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or,</li> <li>• re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan</li> </ul>
121.11	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.1 - Activity status tables - Town Centre Zone	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> <li>• make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or,</li> <li>• re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan</li> </ul>
121.12	PC14	15 - Commercial > 15.5 - Rules - Local Centre	Seek Amendment	Amend the Airport Noise Qualifying Matter to either:



		Zone > 15.5.1 - Activity status tables - Local Centre Zone		<ul style="list-style-type: none"> <li>• make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or,</li> <li>• re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan</li> </ul>
121.13	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.1 - Activity status tables - Neighbourhood Centre Zone	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> <li>• make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or,</li> <li>• re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise apply, and amend those zone's rules to require any permitted activity within the Airport Noise Contour to meet the indoor design sound levels already specified in the operative Christchurch District Plan</li> </ul>
121.14	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone	Seek Amendment	<p>Amend the Airport Noise Qualifying Matter to either:</p> <ul style="list-style-type: none"> <li>• make all relevant activities within the Airport Noise Contour Restricted Discretionary, contingent on their meeting the indoor design sound levels already specified in the operative Christchurch District Plan 15, or,</li> <li>• re-zone sites within the Airport Noise Contour to a Medium Residential Zone, High Residential Zone or any other zone that would otherwise</li> </ul>

				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
121.15	PC14	19 - Planning Maps > 19.9 - Any other QMs	Oppose	Request removal of the Riccarton Bush Interface Qualifying Matter.
121.16	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Request removal of the Riccarton Bush Interface Qualifying Matter.
121.17	PC14	19 - Planning Maps > 19.10 - Any other zones	Oppose	Remove Residential Mixed Density Precinct – Redmund Spur and Residential Hills zoning, applying MDRS and NPS-UD, as applicable.
121.18	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone	Oppose	Remove Residential Mixed Density Precinct – Redmund Spur and Residential Hills zoning, applying MDRS and NPS-UD, as applicable.
121.19	PC14	19 - Planning Maps > 19.4 - QM - Low PT	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.
121.20	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 -	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.

		Built form standards > 14.5.2.6 - Height in relation to boundary		
121.21	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.5 - Building separation	Seek Amendment	Remove 10m High Density Residential Zone building separation rule – 14.6.2.5.
121.22	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	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.
121.23	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.1 - Permitted activities	Support	Increase number of permitted units in the High Density Residential Zone to at least 6.

121.24	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Change Addington to a Medium Local Centre.
121.25	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Lyttleton should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.
121.26	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.7 - Objective -- Well-functioning urban environment	Oppose	Remove Strategic Objectives 3.3.7(a)(i)(A), (B), and (D) and replace these with Policy 1 of the NPS-UD.
121.27	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Re-zone areas to at least 4-storeys within walkable catchments of Major Cycle Routes.
121.29	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
121.30	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Lyttleton should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.
121.32	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Sumner should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.
121.33	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	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	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Wigram should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.
121.35	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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).
121.37	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Change the zoning of the area around Addington Centre and Addington MUZ to HRZ (or at least LCIP).
121.38	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.

121.39	PC14	19 - Planning Maps > 19.9 - Any other QMs	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.
121.40	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	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).

121.41	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	<p>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).</p>
121.42	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Change the zoning of the area around Addington Centre and the Addington Mixed Use Zone to a High Density Residential Zone.
121.43	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Change the zoning of the area around Addington Centre and the Addington Mixed Use Zone to a High Density Residential Zone.
121.44	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	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	PC14	19 - Planning Maps > 19.3 -	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

		Commercial Zoning		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.
121.46	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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).
121.47	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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).

### Philip Rance

### Submitter 122

Original Submission No	Plan Change	Provision	Position	Decision Requested
122.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Opposes the increased level of housing intensification in areas indicated by the Council.
122.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Opposes the increased level of housing intensification in areas indicated by the Council.



Murray Walsh

Submitter 123

Original Submission No	Plan Change	Provision	Position	Decision Requested									
123.1	PC14	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	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><b>Proposed Rules (Medium Density Residential Zone)</b></p> <table border="1" data-bbox="1161 672 1890 1375"> <thead> <tr> <th data-bbox="1161 672 1352 784">Activity Status</th> <th data-bbox="1352 672 1642 784">Activity within a Character Area Overlay</th> <th data-bbox="1642 672 1890 784">Activity if not in a Character Area Overlay</th> </tr> </thead> <tbody> <tr> <td data-bbox="1161 784 1352 1008">Permitted</td> <td data-bbox="1352 784 1642 1008">Within any Character Area Overlay, the interior conversion of an existing residential unit into two residential units.</td> <td data-bbox="1642 784 1890 1008">No equivalent rule – no density limit</td> </tr> <tr> <td data-bbox="1161 1008 1352 1375">Controlled</td> <td data-bbox="1352 1008 1642 1375">In a Character Area Overlay,  a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is:</td> <td data-bbox="1642 1008 1890 1375"></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	In a Character Area Overlay,  a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is:	
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	In a Character Area Overlay,  a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is:												

					<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	<p>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.</p>	No density limit.
				Restricted Discretionary	<p>Within a Character Area Overlay:</p> <p>a. The demolition or removal of a building greater than 30m<sup>2</sup> on the site, relocation of a</p>	

					<p>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 30m<sup>2</sup> and located to the rear of the main residential unit on the site and are less than 5 metres in height; iv.</p>	
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					<p>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>	<p>In most places, 11 metres</p>
					<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"><li>- the width of building frontages</li><li>- landscaping</li><li>- setbacks (larger than typical)</li><li>- building coverage</li><li>- outdoor living space requirements</li><li>- minimum glazing facing the street</li><li>- fencing</li><li>- garaging and car ports</li><li>- building separation</li></ul> <p>Generally the built form requirements are stricter than the underlying zoning would otherwise allow.</p>	
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				<table border="1"> <tr> <td></td> <td>If these rules are not met, resource consent is needed (restricted discretionary activity status).</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>		If these rules are not met, resource consent is needed (restricted discretionary activity status).							
	If these rules are not met, resource consent is needed (restricted discretionary activity status).												
123.2	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables	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><b>Proposed Subdivision Rules</b></p> <table border="1"> <thead> <tr> <th></th> <th><b>Activity within a Character Area Overlay</b></th> <th><b>Activity if not in a Character Area Overlay</b></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>		<b>Activity within a Character Area Overlay</b>	<b>Activity if not in a Character Area Overlay</b>		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.	
	<b>Activity within a Character Area Overlay</b>	<b>Activity if not in a Character Area Overlay</b>											
	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.												

**Deborah BROWN**

**Submitter 124**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
124.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	That 15 Cashmere View Street is included as a suburban character area.
124.2	PC14	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	Seek Amendment	[In relation to character areas] that resource consents are required before any development can proceed.

**Simon BROWN**

**Submitter 125**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
125.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	That 15 Cashmere View Street is included as a suburban character area.
125.2	PC14	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	Seek Amendment	[In relation to character areas] that resource consents are required before any development can proceed.

Chris Wells

Submitter 126

Original Submission No	Plan Change	Provision	Position	Decision Requested
126.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	That Cashmere View Street is included as a suburban character area.
126.2	PC14	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	Seek Amendment	[In relation to character areas] that resource consents are required before any development can proceed.

Michael Fisher

Submitter 127

Original Submission No	Plan Change	Provision	Position	Decision Requested
127.1	PC14	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	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 30m<sup>2</sup> and located to the rear of the main residential unit on the site and are less than 5 metres in height;</i>



127.2	PC14	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	Oppose	Retain current 8 metre height limit in the Beckenham character area.
127.3	PC14	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	Seek Amendment	Include extra provision point to rule 14.5.2.3.8 (a) i. as number 3.  <b>3. except where adjacent residential units are closer to the front boundary.</b>
127.4	PC14	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	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.
127.5	PC14	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	Seek Amendment	That provision rule 14.5.3.2.9 (a) be amended to 50% maximum building coverage.

Sulekha Korgaonkar

Submitter 128

Original Submission No	Plan Change	Provision	Position	Decision Requested
128.1	PC14	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	Support	Retain Ryan Street as a residential character area and the provisions that maintain the streets character.

128.2	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	Retain Ryan Street as a residential character area and the provisions that maintain the streets character.
128.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone	Support	Retain Ryan Street as a residential character area and the provisions that maintain the streets character.

### Glennis Pattison

#### Submitter 129

Original Submission No	Plan Change	Provision	Position	Decision Requested
129.1	PC14	14 - Residential	Oppose	I oppose residential areas having any changes from what they were originally planned for many years ago in original planning,

### Paul Cary

#### Submitter 130

Original Submission No	Plan Change	Provision	Position	Decision Requested
130.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	That the High Density Residential Zone to be limited to the inner city and commercial areas as originally proposed.
130.2	PC14	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	Seek Amendment	Ensure onsite carparks are required for all new High Density Residential Zone and Medium Density Residential Zone developments.

## John Edilson

### Submitter 131

Original Submission No	Plan Change	Provision	Position	Decision Requested
131.1	PC14	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	Oppose	Oppose the identification of Merivale as a large Local Centre, thereby allowing buildings of 6 levels high.

## Tiffany Boyle

### Submitter 132

Original Submission No	Plan Change	Provision	Position	Decision Requested
132.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
132.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
132.3	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	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.

Aaron Peck

Submitter 133

Original Submission No	Plan Change	Provision	Position	Decision Requested
133.1	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	To reconsider if there should be high density development allowed around Barrington Mall like other local centres.

Terry Blogg

Submitter 134

Original Submission No	Plan Change	Provision	Position	Decision Requested
134.1	PC14	20 - All of Plan	Oppose	Reject the Plan Change in its entirety.
134.2	PC14	14 - Residential	Oppose	To not implement changes that would see higher density housing in the areas proposed.
134.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Support	Support density in Central City and the key Hubs of Riccarton and Northlands.
134.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	To not implement changes that would see higher density housing in the areas proposed.
134.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Oppose	Oppose setbacks as proposed.
134.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.4 - Site coverage	Oppose	Oppose the proposed site coverage rules as proposed
134.7	PC14	14 - Residential	Oppose	Oppose provisions for increase in housing density.

Melissa Macfarlane

Submitter 135

Original Submission No	Plan Change	Provision	Position	Decision Requested
135.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	Retain any applicable residential character qualifying matters for the St Albans Malvern Street area.
135.2	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Oppose	Delete any applicable residential heritage area qualifying matters for the St Albans Church Properties Subdivision area.

Irene Marks

Submitter 136

Original Submission No	Plan Change	Provision	Position	Decision Requested
136.1	PC14	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	Support	Support inclusion of Ryan Street as a residential character area with provisions that maintain its character as a street of bungalows (and trees).

Diane Hide

Submitter 137

Original Submission No	Plan Change	Provision	Position	Decision Requested
137.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	Maintain 14 metre height restriction.
137.2	PC14	14 - Residential	Oppose	Buildings over permitted height of 14m.

## Mathias Roehring

### Submitter 138

Original Submission No	Plan Change	Provision	Position	Decision Requested
138.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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..
138.2	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.1 - Objective - Enabling recovery and facilitating the future enhancement of the district	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.

## Peter Ackroyd

### Submitter 139

Original Submission No	Plan Change	Provision	Position	Decision Requested
139.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Remove the High Density Residential zone from all of the Merivale area.

## Colin McGavin

### Submitter 140

Original Submission No	Plan Change	Provision	Position	Decision Requested
140.1	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.1 - Policy - Role of centres	Seek Amendment	That Papanui is designated a [Local Centre instead of a Town Centre]
140.2	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	[That] Papanui is designated a [Local Centre instead of a Town Centre]
140.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[T]hat the boundary line for High Density Residential zoning [in Papanui] be along Harewood Road and Main North Road to the North and West, and the area to the South and East of this boundary line is zoned Residential Suburban.
140.4	PC14	19 - Planning Maps > 19.10 - Any other zones	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.

## Aaron Jaggar

### Submitter 141

Original Submission No	Plan Change	Provision	Position	Decision Requested
141.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	List Ryan Street as a Residential Character Area.

141.2	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.27 - Character Area Overlay	Seek Amendment	List Ryan Street as a Residential Character Street Area.
141.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Seek Amendment	Allow consented developments, but not the Governments proposed medium density housing without consent.
141.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	Allow consented developments, but not the Governments proposed medium density housing without consent.

## Sue Sunderland

### Submitter 142

Original Submission No	Plan Change	Provision	Position	Decision Requested
142.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
142.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Oppose	[Remove provisions that enable] 4-10 storey[s]
142.3	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[Retain existing zones in Merivale]
142.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	[Remove provisions that enable] 4-10 storey[s]



## Bill Marks

### Submitter 143

Original Submission No	Plan Change	Provision	Position	Decision Requested
143.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	Support the identification of Ryan Street as a Character Area.

## Anthony William Norbert-Munns

### Submitter 144

Original Submission No	Plan Change	Provision	Position	Decision Requested
144.1	PC14	7 - Transport	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.

## Te Mana Ora/Community and Public Health

### Submitter 145

Original Submission No	Plan Change	Provision	Position	Decision Requested
145.1	PC14	20 - All of Plan	Support	While Te Mana Ora recognises that there has been controversy in applying the Medium-Density Residential Standards (MDRS) set out in the Resource Management (Enabling Housing and Other Matters) Amendment Act and the National Policy Statement on Urban Development (NPS-UD) 2020 in Ōtautahi Christchurch, Te Mana Ora supports this Government direction.

145.2	PC14	20 - All of Plan	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.
145.3	PC14	19 - Planning Maps > 19.6 - QM - Any Coastal Hazard	Support	Te Mana Ora supports the proposed Qualifying Matters related to high-risk natural hazards, including coastal inundation, coastal erosion and tsunami hazard.
145.4	PC14	5 - Natural Hazards > 5.4 - Rules - Flood hazard	Support	Te Mana Ora supports the proposed Qualifying Matters related to high-risk natural hazards, including coastal inundation, coastal erosion and tsunami hazard.
145.5	PC14	5 - Natural Hazards > 5.2 - Objectives and Policies > 5.2.2 - Natural hazards policies > 5.2.2.2 - Policy for managing risk from flooding	Support	Te Mana Ora supports the proposed Qualifying Matters related to high-risk natural hazards, including coastal inundation, coastal erosion and tsunami hazard.
145.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards	Seek Amendment	Te Mana Ora recommends that Christchurch City Council considers how housing developments can be designed in a way that encourages social interaction. For example, shared spaces, such as green spaces, paths and bike sheds, can facilitate social interaction in housing developments.
145.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards	Seek Amendment	Te Mana Ora recommends that Christchurch City Council considers how housing developments can be designed in a way that encourages social interaction. For example, shared spaces, such as green spaces, paths and bike sheds, can facilitate social interaction in housing developments.
145.8	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments	Support	Te Mana Ora supports the proposed the objective of high-quality residential environments (14.2.5) and the policies under this objective.
145.9	PC14	14 - Residential > 14.15 - Rules - Matters of control and	Support	Te Mana Ora supports the proposed residential design principle 'site layout and context' (rule 14.15.1).

		discretion > 14.15.1 - Residential design principles		
145.10	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion	Seek Amendment	Te Mana Ora recommends that Christchurch City Council considers incorporating the Healthy Streets Approach into matters of control and discretion to create places that are vibrant and inclusive, where people feel safe and relaxed and there are things to do and see.
145.11	PC14	7 - Transport	Seek Amendment	Te Mana Ora recommends that the Council uses the Healthy Streets Approach to consider how to make walking and cycling more attractive and challenge car dominance.
145.12	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.
145.13	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.
145.14	PC14	9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees	Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document,

				including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.
145.15	PC14	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	Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.
145.16	PC14	19 - Planning Maps > 19.9 - Any other QMs	Support	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.
145.17	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Te Mana Ora recommends that Christchurch City Council considers establishing new green spaces within housing intensification, to support the growing population of Ōtautahi Christchurch.
145.18	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Support	Te Mana Ora supports the protection of Residential Heritage Areas and recognises the need to balance housing development with protecting areas of cultural heritage and identity.

145.19	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.2 - Policy - MDRS Policy 2	Seek Amendment	Te Mana Ora encourages Christchurch City Council to consider how to ensure MDRS Policy 1 (14.2.3.2) will be achieved and how increased density and subdivision will provide diversity of housing stock that caters to range of population groups with different needs. Providing a diversity of housing stock and a mix of residential densities can give everyone more choice about where to live.
145.20	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.7 - Management of increased building heights	Support	Te Mana Ora supports the inclusion of the conditions for managed consents for increased heights beyond those enabled within medium and high-density zoned area (14.2.3.7), including that provision for “a greater variety of housing types, price points and sizes when compared to what is provided in the surrounding area” (14.2.3.7 i), and encourages Christchurch City Council to investigate ways to apply these to enabled development as well. Indoor air quality should also be considered in housing design.
145.21	PC14	14 - Residential > 14.2 - Objectives and Policies	Seek Amendment	New Policy proposed - Universal design standards should also be applied to new streetscapes and buildings so that they are accessible for all people.
145.22	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.3 - Policy - Quality large scale developments	Seek Amendment	Te Mana Ora recommends that accessibility plans be required to support quality large scale developments (Policy 14.2.5.3) and other high-density developments or neighbourhoods so that local accessibility needs are understood and provided for.
145.23	PC14	14 - Residential > 14.15 - Rules - Matters of control and	Support	Te Mana Ora supports the proposed changes to the safety section of the residential design principles (14.15.1 h) which

		discretion > 14.15.1 - Residential design principles		strengthen CPTED principles to achieve a safe, secure environment.
145.24	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.3 - Policy - Quality large scale developments	Seek Amendment	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.

**Julie Kidd**

**Submitter 146**

Original Submission No	Plan Change	Provision	Position	Decision Requested
146.1	PC14	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	Support	[E]ndorse changes that protect the amount of sunlight buildings are exposed to, at least to a level that is equivalent to the level of exposure of a building in Auckland.
146.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]upport[s] as much being done as possible to maintain tree canopy cover.
146.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]upport[s] as much being done as possible to maintain tree canopy cover.
146.4	PC14	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	Support	[S]upport[s] as much being done as possible to maintain tree canopy cover.

Rohan A Collett

Submitter 147

Original Submission No	Plan Change	Provision	Position	Decision Requested
147.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.5 - Outdoor living space	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.
147.2	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone	Seek Amendment	That all of the CBD is rezoned Mixed Use
147.3	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.1 - Site density	Seek Amendment	Living Hills zone has the density increased
147.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Minimum heights in the High Density Residential area is increased from two-stories to 3-4 stories
147.5	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone	Oppose	Oppose the inclusion of provisions - Qualifying Matters - restricting MDRS within the existing residential areas under the Airport Noise Corridor.
147.6	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone	Not Stated	That all of the CBD is rezoned Mixed Use
147.7	PC14	19 - Planning Maps > 19.10 - Any other zones	Not Stated	That all of the CBD is rezoned Mixed Use

## Curtis Bush

### Submitter 149

Original Submission No	Plan Change	Provision	Position	Decision Requested
149.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Reconsider the decision to change the zone of Therese Street, Spreydon to Residential Medium Density.
149.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Reconsider the rezoning of Therese Street, Spreydon which is proposed to go to Residential Medium Density.

## Ceres New Zealand, LLC

### Submitter 150

Original Submission No	Plan Change	Provision	Position	Decision Requested
150.1	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Oppose	Delete Standard 15.11.2.11
150.2	PC14	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	Oppose	Delete Standard 15.11.2.12
150.3	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.14 - Building tower setbacks	Oppose	Delete Standard 15.11.2.14



150.4	PC14	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	Oppose	Delete Standard 15.11.2.15
150.5	PC14	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	Oppose	Delete Standard 15.11.2.16
150.6	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.1 - Permitted activities	Oppose	a. Delete Rule 15.11.1.1.c b. Delete Rule 15.11.1.1 (P17) c. Retain activity specific standard b of Rules 15.11.1.1 (P13) and (P14).
150.7	PC14	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	Oppose	Delete Policy 15.2.4.1. a) iii)
150.8	PC14	19 - Planning Maps > 19.10 - Any other zones	Support	Remove 87-93 Victoria Street from the Victoria Street Height Precinct and update the planning maps accordingly
150.9	PC14	19 - Planning Maps > 19.10 - Any other zones	Oppose	b. Remove the Central City Building Height 32m Overlay from 25 Peterborough Street and update the Central City Maximum Building Height Planning Map accordingly.
150.10	PC14	19 - Planning Maps > 19.10 - Any other zones	Oppose	a. Remove the Central City Heritage Qualifying Matter and Precinct applied to 25 Peterborough Street and 87-93 Victoria Street and update the planning maps accordingly.

150.11	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Seek Amendment	Amend 15.11.2.11 to add an exemption which states that clauses ii to vi of Standard 15.11.2.11.a do not apply to any site containing a significant heritage item.
150.12	PC14	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	Seek Amendment	Amend Rule 15.11.2.12 to include an exemption which states that clause a) does not apply to any site containing a significant heritage item.
150.13	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.14 - Building tower setbacks	Seek Amendment	Amend Rule 15.11.2.14 to include an exemption which states that clause a) does not apply to any site containing a significant heritage item.
150.14	PC14	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	Seek Amendment	Amend Rule 15.11.2.15 to include an exemption which states that clause a) does not apply to any site containing a significant heritage item.
150.15	PC14	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	Seek Amendment	Amend Rule 15.11.2.16 to include an exemption which states that clause a) does not apply to any site containing a significant heritage item.
150.16	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of	Seek Amendment	Create a new schedule to identify significantly damaged heritage items which face significant challenges to their ongoing restoration and economic reuse.

		Significant Historic Heritage Items		The list is narrow, is likely to extend to no more than a dozen or so buildings, and could include the following: Victoria Mansions, Peterborough Centre, Harley Chambers (Cambridge Tce), Englefield House (Fitzgerald Ave), Empire Hotel (Norwich Quay), Daresbury (Daresbury Lane), and the Dux/ Student Union building at the Arts Centre.
150.17	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.2 - Objective and policies > 9.3.2.2 - Policies	Seek Amendment	Add new Policy that better reflects and recognises significantly damaged heritage items (identified in the schedule created as part of point a above) which face significant challenges to their repair and reuse.
150.18	PC14	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	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	PC14	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	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].
150.20	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.6 - Rules - Matters of discretion	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.
150.21	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.4 - Rules - Historic	Oppose	Delete the PC13 proposed changes to Rule 9.3.4.1.1 (P9).

		heritage > 9.3.4.1 - Activity Status Tables > 9.3.4.1.1 - Permitted activities		
150.22	PC14	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	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	PC14	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	Oppose	Delete the proposed activity P12 regarding the demolition or relocation of a neutral building or intrusive building.
150.24	PC14	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	Oppose	Delete the proposed changes to Matter of Discretion 9.3.6.1 - Heritage items and heritage settings.
150.25	PC14	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)	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).
150.26	PC14	19 - Planning Maps > 19.9 - Any other QMs	Oppose	Delete the Significant and other Trees overlay applied to 25 Peterborough Street and update Planning Map 32C and H10 accordingly.

## Papanui Heritage Group

### Submitter 151

Original Submission No	Plan Change	Provision	Position	Decision Requested
151.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Opposed to the High Density Residential Zone extending into the residential streets of Papanui and seek that it is greatly reduced and excludes the following streets - St James Avenue, Windermere Road, Gambia Street, Dormer Street, Perry Street, Halton Street, Paparoa Street, Rayburn Avenue and Tomes Road.
151.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Opposed to the High Density Residential Zone (HRZ) extending into the residential streets of Papanui and seek that it is greatly reduced to areas marked TC2 so that it does not intrude into the quiet tree lined streets.
151.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Opposed to the High Density Residential zone extending along Papanui Road
151.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Opposed to the High Density Residential zone extending along Papanui Road
151.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Opposed to the imposition of the Medium Density Residential Zone as it is not considered necessary. The gradual building of infill housing, or blocks of single or double storey flats on empty sections, as is happening now, is considered to meet Papanui's future housing needs.
151.6	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Opposed to the imposition of the Medium Density Residential Zone as it is not considered necessary. The gradual building of infill housing, or blocks of single or double storey flats on empty sections, as is happening now, is considered to meet Papanui's future housing needs.

## Papanui Heritage Group

### Submitter 152

Original Submission No	Plan Change	Provision	Position	Decision Requested
152.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Opposed to the High Density Residential Zone extending into the residential streets of Papanui and seek that it is greatly reduced and excludes the following streets - St James Avenue, Windermere Road, Gambia Street, Dormer Street, Perry Street, Halton Street, Paparoa Street, Rayburn Avenue and Tomes Road.
152.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Opposed to the High Density Residential Zone (HRZ) extending into the residential streets of Papanui and seek that it is greatly reduced to areas marked TC2 so that it does not intrude into the quiet tree lined streets.
152.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Opposed to the High Density Residential zone extending along Papanui Road
152.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Opposed to the High Density Residential zone extending along Papanui Road
152.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Opposed to the imposition of the Medium Density Residential Zone as it is not considered necessary. The gradual building of infill housing, or blocks of single or double storey flats on empty sections, as is happening now, is considered to meet Papanui's future housing needs.
152.6	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Opposed to the imposition of the Medium Density Residential Zone as it is not considered necessary. The gradual building of infill housing, or blocks of single or double storey flats on empty sections, as is happening now, is considered to meet Papanui's future housing needs.

Susan Peake

Submitter 153

Original Submission No	Plan Change	Provision	Position	Decision Requested
153.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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]..
153.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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].

Ōpāwaho Heathcote River Network (OHRN)

Submitter 154

Original Submission No	Plan Change	Provision	Position	Decision Requested
154.1	PC14	5 - Natural Hazards	Seek Amendment	Amend by adding a Qualifying Matter, namely High Soil Erosion Risk area as indicated in the Land and Water Regional Plan.
154.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	That an additional Qualifying Matter is added, namely High Soil Erosion Risk area as indicated in the Land and Water Regional Plan.

154.3	PC14	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	Seek Amendment	[Re: Policy Outcomes] Rules should seek to maximise tree canopy coverage within intensive housing including incentives to retain mature trees and/or penalties for removal of mature trees.
154.4	PC14	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	Seek Amendment	Rules should seek to maximise tree canopy coverage within intensive housing including incentives to retain mature trees and/or penalties for removal of mature trees.
154.5	PC14	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	Seek Amendment	[Re: Policy Outcomes] Rules should seek to encourage or require community-level planning in areas of high intensification.
154.6	PC14	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	Seek Amendment	Rules should seek to encourage or require community-level planning in areas of high intensification.

Trudi Bishop

Submitter 155

Original Submission No	Plan Change	Provision	Position	Decision Requested
155.1	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.1 - Activity status tables > 14.7.1.5 - Non-complying activities	Oppose	There should be no more development allowed on the Port Hills, adjacent to Bowenvale Reserve and in Banks Peninsula



155.2	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.1 - Activity status tables > 14.8.1.5 - Non-complying activities	Oppose	There should be no more development allowed on the Port Hills, adjacent to Bowenvale Reserve and in Banks Peninsula
155.3	PC14	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	Oppose	There should be no more development allowed on the Port Hills, adjacent to Bowenvale Reserve and in Banks Peninsula
155.4	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Beckenham should be removed from the medium residential zone
155.5	PC14	20 - All of Plan	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.

Maureen McGavin

#### Submitter 156

Original Submission No	Plan Change	Provision	Position	Decision Requested
156.1	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.1 - Policy - Role of centres	Seek Amendment	That Papanui is designated a [Local Centre instead of a Town Centre]
156.2	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	That Papanui is designated a [Local Centre instead of a Town Centre]
156.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[T]hat the boundary line for High Density Residential zoning [in Papanui] be along Harewood Road and Main North Road to the North and West, and the area

				to the South and East of this boundary line is zoned Residential Suburban.
156.4	PC14	19 - Planning Maps > 19.10 - Any other zones	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.

**Robin Parr**

**Submitter 157**

Original Submission No	Plan Change	Provision	Position	Decision Requested
157.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Retain existing heights & angles of Recession planes at boundaries, currently 2.3m & 36°
157.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Retain existing heights & angles of Recession planes at boundaries, currently 2.3m & 36°

**Susan Thomas**

**Submitter 158**

Original Submission No	Plan Change	Provision	Position	Decision Requested
158.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[Remove MRZ in Dallington]
158.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[Remove HRZ in Dallington]
158.3	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[Retain current zoning in Dallington]

## Jenny Crooks

### Submitter 159

Original Submission No	Plan Change	Provision	Position	Decision Requested
159.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	That 25a Greenhaven Drive, Burwood, be rezoned from Rural Urban Fringe Zone to residential (Medium Density Residential Zoning preferred).
159.2	PC14	19 - Planning Maps > 19.9 - Any other QMs	Oppose	That 25a Greenhaven Drive, Burwood, be rezoned from Rural Urban Fringe Zone to residential (Medium Density Residential Zoning preferred).
159.3	PC14	5 - Natural Hazards > 5.4 - Rules - Flood hazard	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.

## Simon Smith

### Submitter 160

Original Submission No	Plan Change	Provision	Position	Decision Requested
160.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	It is requested that the proposed rezoning of the eastern portion of Strowan to High Density Residential is rejected.
160.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Objection to the 20m building height of HRZ.

## Marilyn Goulter

### Submitter 161

Original Submission No	Plan Change	Provision	Position	Decision Requested
161.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Do not zone the area around Oakhampton Street in Hornby High Density Residential Zone
161.2	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[Retain existing zones around Oakhampton Street in Hornby]
161.3	PC14	20 - All of Plan	Oppose	Improved communication methods - objecting to the manner in which Council chose to communicate this zoning change to residents.

## Jill Edwards

### Submitter 162

Original Submission No	Plan Change	Provision	Position	Decision Requested
162.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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
162.2	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	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

James and Adriana Baddeley

Submitter 164

Original Submission No	Plan Change	Provision	Position	Decision Requested
164.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
164.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
164.3	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified as a Residential Character Overlay Area.
164.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	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
164.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	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
164.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	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

164.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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
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## Catherine & Peter Baddeley

### Submitter 165

Original Submission No	Plan Change	Provision	Position	Decision Requested
165.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified as a Residential Character Overlay Area
165.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[That] the area consisting of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) [be zoned MRZ instead of HRZ]
165.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[That] he area consisting of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) [be zoned MRZ instead of HRZ]
165.4	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	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
165.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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]
165.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables >	Support	[Retain ability to notify neighbours along the southern boundary, of consent applications that relate to non-

		14.5.1.3 - Restricted discretionary activities		compliances with the building height or heght in relation to boundary built form standards]
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**Lindsay Sandford**

**Submitter 166**

Original Submission No	Plan Change	Provision	Position	Decision Requested
166.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	<p>Zoning should be introduced in a staged manner.</p> <p>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.</p>
166.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	<p>Zoning should be introduced in a staged manner.</p> <p>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.</p>

Katie Newell

Submitter 167

Original Submission No	Plan Change	Provision	Position	Decision Requested
167.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	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> .
167.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Removal of the 'Low Public Transport Accessibility Area' Qualifying Matter in relation to 76 Patten Street.
167.3	PC14	19 - Planning Maps > 19.10 - Any other zones	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> .

Bernard Hall JP (Retired)

Submitter 168

Original Submission No	Plan Change	Provision	Position	Decision Requested
168.1	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.27 - Character Area Overlay	Support	Please retain RYAN STREET, CHRISTCHURCH, 8011 as a CHARACTER STREET without multistory infill structures.
168.2	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	Please retain RYAN STREET, CHRISTCHURCH, 8011 as a CHARACTER STREET without multistory infill structures.
168.3	PC14	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	Support	Please retain RYAN STREET, CHRISTCHURCH, 8011 as a CHARACTER STREET without multistory infill structures.



## Richard Moylan

### Submitter 169

Original Submission No	Plan Change	Provision	Position	Decision Requested
169.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Support the sunlight qualifying matter and enhancing it to provide for outdoor washing drying.
169.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Support the sunlight qualifying matter and enhancing it to provide for outdoor washing drying.
169.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Seek Amendment	Support the sunlight qualifying matter and enhancing it to provide for outdoor washing drying.

## John Lieswyn

### Submitter 170

Original Submission No	Plan Change	Provision	Position	Decision Requested
170.1	PC14	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	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'
170.2	PC14	7 - Transport > 7.2 - Objectives and policies > 7.2.1 - Objective - Integrated transport system for Christchurch	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

		District > 7.2.1.6 - Policy - Promote public transport and active transport		
170.3	PC14	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	Oppose	Remove provision point 7.4.4.3 a. v. from the District Plan
170.4	PC14	7 - Transport > 7.5 - Appendices > 7.5.2 - Appendix 7.5.2 Cycle parking facilities	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.

Paul McNoe

#### Submitter 171

Original Submission No	Plan Change	Provision	Position	Decision Requested
171.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	[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
171.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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
171.3	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.1 - Maximum building height	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

171.4	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	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
171.5	PC14	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	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
171.6	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) > 15.13.2.1 - Building height	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
171.7	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.2 - Maximum building height	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
171.8	PC14	15 - Commercial > 15.5 - Rules - Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.2 - Maximum building height	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
171.9	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone > 15.6.2.1 - Maximum building height	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

## Traci Mendiola

### Submitter 172

Original Submission No	Plan Change	Provision	Position	Decision Requested
172.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
172.2	PC14	19 - Planning Maps > 19.10 - Any other zones	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.

## Faye Hall

### Submitter 173

Original Submission No	Plan Change	Provision	Position	Decision Requested
173.1	PC14	14 - Residential	Support	No relief sought.

## Sonya Grace

### Submitter 174

Original Submission No	Plan Change	Provision	Position	Decision Requested
174.1	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.27 - Character Area Overlay	Support	Seek that Ryan Street becomes a Character Street and to not allow medium to high density housing into Ryan Street.

## Winstone Wallboards Limited (WWB)

### Submitter 175

Original Submission No	Plan Change	Provision	Position	Decision Requested
175.1	PC14	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	Support	Proposed Industrial Interface [Qualifying] Matter is entirely appropriate in managing reverse sensitivity matters.
175.2	PC14	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	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	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Seeks to be directly engaged on upcoming release of Plan Change 12 on Coastal Hazards for implications on Winstone Wallboards Ltd's site.
175.4	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Further assessment required on the Tsunami Management Overlay mapping.
175.5	PC14	19 - Planning Maps > 19.6 - QM - Any Coastal Hazard	Seek Amendment	Further assessment required on the Tsunami Management Overlay mapping.
175.6	PC14	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	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.

175.7	PC14	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	Seek Amendment	Amend: Rule 5.4A.1 5.4A.1 Permitted activities a. <del>There are no permitted activities.</del> Non-residential activities.
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### David Gibbons

#### Submitter 176

Original Submission No	Plan Change	Provision	Position	Decision Requested
176.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Remove the High Density Residential Zoning on Allister Avenue and within 500m of Elmwood School on Leinster Road.
176.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Remove the High Density Residential Zoning on Allister Avenue and within 500m of Elmwood School on Leinster Road.

### David Lang

#### Submitter 177

Original Submission No	Plan Change	Provision	Position	Decision Requested
177.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.

## Jorge Rodriguez

### Submitter 178

Original Submission No	Plan Change	Provision	Position	Decision Requested
178.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	<del>I</del> <b>[S]</b> 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.
178.2	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	Request that the claim that the St Albans area is a Low Public Accessibility Area be re-evaluated.
178.3	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone	Seek Amendment	<del>I</del> <b>[S]</b> 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.

## Sean Walsh

### Submitter 179

Original Submission No	Plan Change	Provision	Position	Decision Requested
179.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	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.
179.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
179.3	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.27 - Character Area Overlay	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.

## Josiah Beach

### Submitter 180

Original Submission No	Plan Change	Provision	Position	Decision Requested
180.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Support	Fully and completely supports all the Qualifying Matters proposed by the Council.
180.2	PC14	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	Support	[A]ppreciate[s] and support[s] the special attention given by the Council to overshadowing in the ... Sunlight Access Qualifying Matter.
180.3	PC14	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	Support	[F]ully support[s] the Significant and other Trees Qualifying Matter.
180.4	PC14	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	Support	[F]ully support[s] the Residential Character Area Qualifying Matter
180.5	PC14	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	Support	[F]ully support[s] the proposed Areas with Low Public Transport Availability Qualifying Matter.
180.6	PC14	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	Support	[F]ully support[s] the proposed tree canopy requirement mechanism



Jill Young

Submitter 181

Original Submission No	Plan Change	Provision	Position	Decision Requested
181.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Oppose MDRZ for Brodie Street, Ilam (Planning Map 30). Retain current RS zone in District Plan.
181.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Oppose MDRZ for Brodie Street, Ilam (Planning Map 30), and retain RS zone in the current District Plan.
181.3	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables	Oppose	Oppose MDRZ for Brodie Street, Ilam (Planning Map 30), and retain RS zone in the current District Plan.

Rosanne Hawarden

Submitter 182

Original Submission No	Plan Change	Provision	Position	Decision Requested
182.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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].
182.2	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	That Jane Deans Close be included as a Residential Heritage Area.

182.3	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage	Seek Amendment	That Jane Deans Close be included as a Residential Heritage Area.
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**Brooke McKenzie**

**Submitter 183**

Original Submission No	Plan Change	Provision	Position	Decision Requested
183.1	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Oppose	Oppose the Low Density Residential Airport Influence Zone and Airport Influence Density Precinct that would reduce housing density.
183.2	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Seek Amendment	Land within the 54 dbn and 57 dbn be a 'Soft Fringe Buffer Zone' to with 1 arce lots
183.3	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone	Oppose	Oppose the Low Density Residential Airport Noise Influence Zone that reduces residential density. Support this to be MDRZ.
183.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Seek Amendment	Land within the 54 dbn and 57 dbn be a 'Soft FringeBuffer Zone' to with 1 arce lots
183.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Oppose the Low Density Residential Airport Noise Influence Zone that reduces residential density. Support this to be MDRZ.

University of Canterbury

Submitter 184

Original Submission No	Plan Change	Provision	Position	Decision Requested
184.1	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.1 - Policy - Housing distribution and density	Seek Amendment	<p>Supports with amendments:</p> <ul style="list-style-type: none"> <li>- ii: Amend to reflect HDZ to be established in all of City - not just Central City</li> <li>- iii: Amend as follows: <b>Medium and</b> high density residential development <b>is established</b> in and near identified commercial centres <del>is established</del> <b>and/or within</b> existing urban areas where there is ready access to a wide range of facilities, services, public transport, parks and <b>public open spaces</b>.</li> <li>- iv: Amend to reflect FUZ</li> </ul>
184.2	PC14	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	Support	Retain policy
184.3	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.3 - Policy - Quality large scale developments	Seek Amendment	<p>Support with amendments:</p> <ul style="list-style-type: none"> <li>- iv: high quality shared spaces, <del>including</del> <b>such as</b> communal living spaces and accessways that providesafe, direct access for pedestrians;</li> </ul>

184.4	PC14	13 - Specific Purpose Zones > 13.7 - Specific Purpose (Tertiary Education) Zone > 13.7.6 - Appendices > 13.7.6.1 - Appendix 13.7.6.1	Support	Retain alternative zoning (MDRZ) of the University Campus within the Specific Purpose (Tertiary Education) Zone
184.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.1 - Permitted activities	Support	Retain rule as proposed (P1)
184.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.1 - Site density and servicing	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).
184.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Support	Retain rule as proposed.
184.8	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Support	Retain rule as proposed (Diagram D)
184.9	PC14	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	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
184.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.11 -	Support	Support in part

		Service, storage and waste management		<p>Concerned about the prescriptiveness of this rule and the potential for perverse, albeit unintentional, design outcomes for a development.</p> <p>Similar concern with Rule 14.5.2.13 (a)(ii) in the Medium Residential Zone</p>
184.11	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.16 - P	Support	[Support] Definition of Public Open Space as proposed.
184.12	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.21 - Outdoor living space	Support	[Regarding 14.15.21] c - Support wording as proposed.
184.13	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.2 - Controlled activities	Seek Amendment	<p>Amendment to the standard 14.5.2.1 to align with the MDRS;</p> <p>Or if no density standard is provided then: standard (b) of [8.5.1.2] (C9) should be removed.</p>
184.14	PC14	20 - All of Plan	Support	<p>The University is generally supportive of PC14 and efforts to enable more development in the city's existing urban footprint.</p> <p>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.</p>

Nick Dore

Submitter 185

Original Submission No	Plan Change	Provision	Position	Decision Requested
185.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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)
185.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	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)
185.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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)

**Bob Burnett****Submitter 186**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
186.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	Oppose	Oppose requirement for 20% glazed area to street frontage in particular on southern facing housing.
186.2	PC14	14 - Residential	Support	Support the proposed changes with amendments to increase thermal performance and reduced energy efficiency of residential housing.

**Tom Logan****Submitter 187**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
187.1	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.6 - Objective - Medium Density Residential Zone	Support	<i>[Retain as notified]</i>
187.2	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone	Support	<i>Retain as notified</i>
187.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Support	<i>[Retain 14.6.2.2 c. iv.]</i>
187.4	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	<i>[Drop the Sunlight Access Qualifying Matter]</i>

187.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	<i>[Drop the Sunlight Access Qualifying Matter]</i>
187.6	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	<i>[Regarding Riccarton Bush Interface Qualifying Matter]</i> reduce proposed area to <i>[the adjoining sites]</i> being 40 houses.
187.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	<i>[Regarding Riccarton Bush Interface Qualifying Matter]</i> reduce proposed area to <i>[the adjoining sites]</i> being 40 houses.
187.8	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Remove [the Low Public Transport Accessibility Areas] QM entirely or amend to reduce scope.
187.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Remove [the Low Public Transport Accessibility Areas] QM entirely or amend to reduce scope.
187.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Remove entirely or relax recession planes for buildings in HRZ.

### Riccarton Bush - Kilmarnock Residents' Association

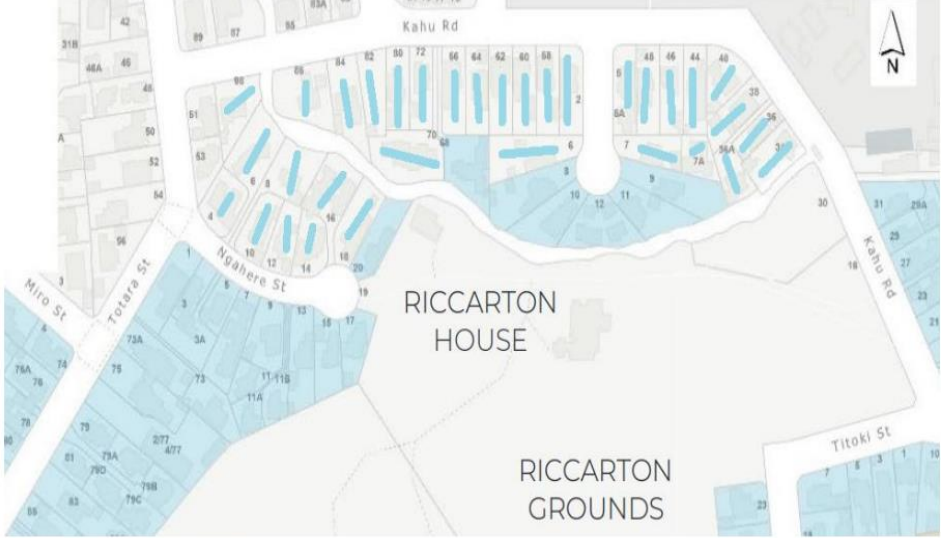
#### Submitter 188

Original Submission No	Plan Change	Provision	Position	Decision Requested
188.1	PC14	20 - All of Plan	Seek Amendment	The plan change should be reviewed once a proper social impact assessment has been completed.



188.2	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.1 - Policy - Role of centres	Seek Amendment	That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.
188.3	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.
188.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.
188.5	PC14	14 - Residential > 14.6 - Rules -	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.

		High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary		
188.6	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	[T]he Sunlight Qualifying Matter should be more conservative than proposed, to preserve sunlight to the same degree as is enjoyed under current density rules.
188.7	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	[That the Riccarton Bush Interface QM Overlay is extended to include] the small residential area directly north of Riccarton House and Bush, bounded by Ngahere St, Totara St and Kahu Rd

				 <p>Figure 5 - Area to add to the RBIA</p>
188.8	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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 St and the west side of Rimu St extending to Straven Road) are zoned Residential Suburban instead of MRZ]</p>

				 <p data-bbox="947 1159 1598 1187"><i>Figure 6 - Kauri Cluster areas appropriate to retain suburban density</i></p>
188.9	PC14	19 - Planning Maps > 19.10 - Any other zones	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 Street and the west side of Rimu St extending to Straven Road) are zoned Residential Suburban instead of MRZ]

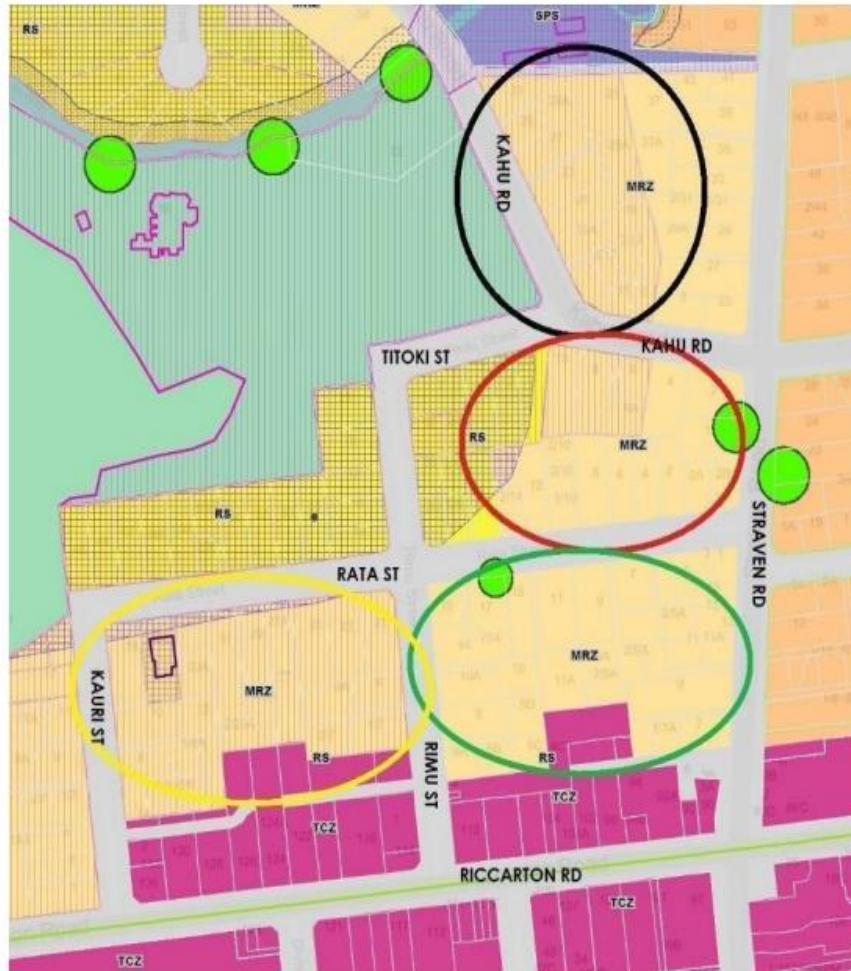


Figure 6 - Kauri Cluster areas appropriate to retain suburban density

188.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A -	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.
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		Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters		
188.11	PC14	15 - Commercial	Seek Amendment	[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.  [Note: Submission requests proposed TCZ changes to LCZ, hence coding here instead of rules].
188.12	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	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].
188.13	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	Jane Deans Close should [have intensification restricted through a Qualifying Matter]
188.14	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[That] Jane Deans Close retain[s] its current zoning of Residential Suburban Density Transition [RSDT] [instead of HRZ]
188.15	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[That] Jane Deans Close retain[s] its current zoning of Residential Suburban Density Transition [RSDT] [instead of HRZ]
188.16	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	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.

188.17	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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]
188.18	PC14	19 - Planning Maps > 19.10 - Any other zones	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	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
188.20	PC14	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	Seek Amendment	<p>1. [Stronger] Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14.</p> <p>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.</p>
188.21	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	New Qualifying Matter for areas subject to frequent surface flooding
188.22	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1	Seek Amendment	New Qualifying Matter for areas subject to frequent surface flooding

		Application of qualifying matters		
188.23	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	[T]heentire area represented by the Riccarton Bush Kilmarnock Residents' Association should bedesignated a Qualifying Matter, Pūtarīngamotu-Riccarton Precinct.
188.24	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	[T]heentire area represented by the Riccarton Bush Kilmarnock Residents' Association should bedesignated a Qualifying Matter Pūtarīngamotu-Riccarton Precinct.
188.25	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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 Street 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

188.26	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	[That the extent of the Riccarton commercial zone is reduced, to end at Picton Ave]
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Matt Edwards

Submitter 189

Original Submission No	Plan Change	Provision	Position	Decision Requested
189.1	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.6 - Objective - Medium Density Residential Zone	Support	Support the proposal to introduce this objective.
189.2	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone	Support	Support the introduction of this objective as proposed.
189.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	<b>Relevant clause:</b> 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.
189.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Remove Sunlight Access QM.
189.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	14.6.2.2.a - Remove Sunlight Access QM.
189.6	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	Reduce the area of the Ric Bush interface back to the current level of 40 sites.
189.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	14.5.2.3.v - Reduce the area of the Ric Bush interface back to the current level of 40 sites.

189.8	PC14	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	Seek Amendment	14.4.2.3.iv - Reduce the area of the Ric Bush interface back to the current level of 40 sites.
189.9	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Remove Low PT Access QM.
189.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	<b>Relevant clause:</b> 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.

### Ross Boswell

#### Submitter 190

Original Submission No	Plan Change	Provision	Position	Decision Requested
190.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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).

### Logan Brunner

#### Submitter 191

Original Submission No	Plan Change	Provision	Position	Decision Requested
191.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Oppose	[That proposed Residential Heritage Areas are removed]

191.2	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Oppose	[That proposed Residential Heritage Areas are removed]
191.3	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	[No changes to existing character areas]
191.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.1 - Permitted activities	Support	[Retain P1 provision permitting three homes per site]
191.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.1 - Permitted activities	Support	[Retain P1 provision permitting three homes per site]
191.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Support	[Retain proposed building height standard]
191.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	[Retain provisions that enable 4-6 storeys]
191.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Retain provisions that enable 4-6 storeys]
191.9	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Support	[Retain provisions that enable] 20-30 lvs in the central city
191.10	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.2 - Maximum building height	Support	[Retain increased building height]
191.11	PC14	15 - Commercial > 15.5 - Rules - Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.2 - Maximum building height	Support	[Retain increased building heights]
191.12	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone > 15.6.2.1 - Maximum building height	Support	[Retain increased building heights]

191.13	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Support	[Retain c.iv]
191.14	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Remove proposed QM Sunlight Access]
191.15	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Remove proposed QM Sunlight Access]
191.16	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Remove proposed QM Sunlight Access]
191.17	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	[Reduce extent of Riccarton Bush Interface to sites immediately adjacent]
191.18	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	The Low Public Transport Accessibility Qualifying Matter should be removed
191.19	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	[Remove b.] Remove entirely or relax recession planes for buildings in the High Density Residential Zone.

Nan Xu

Submitter 192

Original Submission No	Plan Change	Provision	Position	Decision Requested
192.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	147A Yaldhurst Rd, Uper Riccarton, Christchurch. 8042 and 147B Yaldhurst Rd, Uper Riccarton, Christchurch. 8042 should be Medium Density Residential Zone.

## Heritage New Zealand Pouhere Taonga (HNZPT)

### Submitter 193

Original Submission No	Plan Change	Provision	Position	Decision Requested
193.1	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.1 - A	Support	[Retain the proposed] definition of alteration.
193.2	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.3 - C	Support	Retain the proposed definition for a contributory building in relation to heritage areas.
193.3	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.4 - D	Support	Retain the proposed definition for a defining building in relation to heritage areas.
193.4	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Seek Amendment	[With respect to the Heritage fabric definition]: remove part (b)
193.5	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Support	Retain proposed definition of heritage professional
193.6	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.9 - I	Support	Retain proposed definition of Intrusive building or site
193.7	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.14 - N	Support	Retain proposed definition of Neutral building or site
193.8	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Support	Retain the increased minimum net site area for the Heritage Areas as proposed
193.9	PC14	8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks > 8.9.2 - Activity status tables > 8.9.2.1 - Permitted activities	Support	Retain P1 [activity specific standard i] as proposed
193.10	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.2 - Objective and policies > 9.3.2.2 - Policies >	Support	Retain Policy 9.3.2.2.5 as proposed

		9.3.2.2.5 - Policy - Ongoing use of scheduled historic heritage		
193.11	PC14	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	Seek Amendment	the addition of a new clause in 9.3.2.2.8:vi. <u>Should demolition be approved, whether the setting should be retained/rescheduled as an open space heritage item.</u>  Retain a.ii.
193.12	PC14	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	Oppose	Remov[e] P8
193.13	PC14	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	Seek Amendment	[The inclusion of] a new restricted discretionary activity: <u>a. Alteration, relocation or demolition of a building, structure or feature in a heritage setting, where the building, structure or feature is not individually scheduled as a heritage item.</u> <u>b. This rule does not apply to works subject to rules 9.3.4.1.3 RD1 and RD2. The Council's discretion shall be limited to the following matters: 9.3.6.1 Heritage items and heritage settings.</u>
193.14	PC14	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	Support	Retain as proposed
193.15	PC14	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	Support	Retain as proposed

193.16	PC14	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	Support	Retain as proposed
193.17	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Support	Retain as proposed
193.18	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Support	Retain as proposed.
193.19	PC14	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	Support	Retain RD15 as proposed
193.20	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.3 - Restricted discretionary activities	Support	Retain RD11 as proposed
193.21	PC14	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	Support	Retain all existing heritage items, settings, and features as a Qualifying Matter



193.22	PC14	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	Support	Retain [activity] P1 as proposed.
193.23	PC14	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	Support	Retain [activity] P2 as proposed.
193.24	PC14	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	Support	Retain [activity] P12 as proposed.
193.25	PC14	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	Support	Retain [activity] RD6 as proposed.
193.26	PC14	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	Support	Retain [activity] RD7 as proposed.
193.27	PC14	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	Support	Retain [activity] RD8 as proposed.
193.28	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix -	Oppose	Amend column heading to remove reference to registration: Heritage NZ Pouhere Taonga Heritage List number & registration type

		Schedule of Significant Historic Heritage Items		
193.29	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Oppose	Amend Item 1401 to include list number and category: <u>Heritage NZ Pouhere Taonga Heritage List number &amp; type 3128 Category 2</u> .
193.30	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Oppose	Amend Setting Map 629 to show the current location of Heritage Item 107.

## St George's Hospital

### Submitter 194

Original Submission No	Plan Change	Provision	Position	Decision Requested
194.1	PC14	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	Support	Support wording changes in clause d.  - Insertion of <b>Larger</b>  - Remove of the St. Georges Heaton Overlay
194.2	PC14	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	Support	Supports removal of RD7 relating to St. Georges Heaton Overlay

194.3	PC14	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	Support	Support changes as proposed for St. Georges Hospital
194.4	PC14	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.	Support	Supports the removal of the St. Georges Heaton Overlay
194.5	PC14	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	Support	Supports the removal of St. Georges Heaton Overlay
194.6	PC14	19 - Planning Maps > 19.10 - Any other zones	Support	Supports the removal of the St. Georges Heaton Overlay on Planning Map 31

Kevin Arcscott

Submitter 195

Original Submission No	Plan Change	Provision	Position	Decision Requested
195.1	PC14	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	Seek Amendment	<ol style="list-style-type: none"> <li>15.12.1.1(c) P5 and P6-(a) Offices and Commercial services should <b>not</b> only be required ancillary to any permitted activity located on the site.</li> <li>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</li> </ol>

				3. 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.
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**Brian Gillman**

**Submitter 196**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
196.1	PC14	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	Support	Retain waterbody setbacks and sunlight access as a qualifying matters.
196.2	PC14	6 - General Rules and Procedures > 6.6 - Water Body Setbacks > 6.6.4 - Rules - Activity status tables - City and Settlement Water Body Setbacks	Support	Retain waterbody setbacks [provisions] as a qualifying matter
196.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Support	[Retain the Sunlight Access Qualifying Matter as proposed]
196.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Support	[Retain Sunlight Access Qualifying Matter as proposed]
196.5	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Support	[Retain Sunlight Acces Qualifying Matter as proposed]

Steve Smith

Submitter 197

Original Submission No	Plan Change	Provision	Position	Decision Requested
197.1	PC14	20 - All of Plan	Oppose	more public consultation/ discussion
197.2	PC14	20 - All of Plan	Seek Amendment	[Retain current District Plan rules and introduce changes more gradually]
197.3	PC14	19 - Planning Maps > 19.6 - QM - Any Coastal Hazard	Oppose	[Remove Tsunami Management Area]
197.4	PC14	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	Seek Amendment	[That] any planning restrictions within the Tsunami Management Area be removed
197.5	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Maintain existing recession planes]
197.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.1 - Site density and servicing	Seek Amendment	[Impose more density controls]
197.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	Seek Amendment	[Impose more density controls]

## Megan Walsh

### Submitter 198

Original Submission No	Plan Change	Provision	Position	Decision Requested
198.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Opposes 3 story buildings that will impact sunlight, privacy, safety and parking in most of the residential neighbourhoods.
198.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Opposes 3 story buildings that will impact sunlight, privacy, safety and parking in most of the residential neighbourhoods.

## Joshua Wight

### Submitter 199

Original Submission No	Plan Change	Provision	Position	Decision Requested
199.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	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.
199.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Support	<i>[Re: 14.6.2.2.c.iv]</i> Support Perimeter-block form-factors encouraged in high-density neighbourhoods – eyes on the street.
199.3	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	Amend Riccarton bush interface that limits buildings in this area to 8m.

199.4	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	The Low Public Transport Accessibility Qualifying Matter should be removed from the proposal.
199.5	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Oppose restrictions on buildings above 14 m.
199.6	PC14	14 - Residential	Support	More homes, with 3-storey, 3-homes per site.
199.7	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	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.
199.8	PC14	15 - Commercial	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.
199.9	PC14	14 - Residential	Seek Amendment	[Re: 14.5.2.6.a and 14.6.2.2.a] Amend the sunlight access QM to previously proposed levels or oppose entirely.

**Robert J Manthei**

**Submitter 200**

Original Submission No	Plan Change	Provision	Position	Decision Requested
200.1	PC14	20 - All of Plan	Seek Amendment	<ol style="list-style-type: none"> <li>1. Restart process based on accurate projections for future housing needs and population trends, or do no more than what is required</li> <li>2. Directly address the ongoing (and growing) problem of a lack of affordable housing.</li> <li>3. stop any further work on the proposed PC14 and consider instead</li> </ol>

				how to best fulfil its stated aims by responding in the least disruptive way to the requirements set out in the NPS-UD
200.2	PC14	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.	Seek Amendment	[That the internal setback at the former Christchurch Women's Hospital site is 10 metres instead of 4 metres]
200.3	PC14	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	Seek Amendment	[Regarding RD13] The building height should be reduced by 50%, from 32 and 20m to 16 and 10m.
200.4	PC14	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.	Seek Amendment	[New standard] That a service road is required on the southern boundary of the former Christchurch Women's Hospital site
200.5	PC14	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	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



		Health 24 hr, former Christchurch Women's Hospital and Montreal House.		
200.6	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Recession planes should be the same as the current ones
200.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Oppose	[Do not allow any buildings to exceed 14m in the HRZ within the four avenues - RD7 & RD8]
200.8	PC14	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	Seek Amendment	<ol style="list-style-type: none"> <li>1. Increase the financial contribution and adopt a 'hard' tree cover target of 25%</li> <li>2. Require mature vegetation and trees to be kept on new building sites.</li> <li>3. Require developers to design 'around' a site's unique features, including retaining mature trees and vegetation.</li> </ol>
200.9	PC14	20 - All of Plan	Seek Amendment	<ol style="list-style-type: none"> <li>1. Begin now to establish a Street Running Large Spacing Busway system of public transport.</li> <li>2. Reinstate the inner city Shuttle bus immediately.</li> </ol>
200.10	PC14	20 - All of Plan	Seek Amendment	Any future version of PlanChange 14 should incorporate regulations mandating 'Sponge city' concepts, no matter what the final density targets become. The CCC should set a sponginess rating of 35%, the same as Auckland's.
200.11	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Seek Amendment	Reduce height limits

200.12	PC14	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	Seek Amendment	Reduce height limits
200.13	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.8 - Objective - Future Urban Zone	Seek Amendment	Stop enabling greenfield developments
200.14	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies	Seek Amendment	Stop enabling Greenfield developments

### Amanda Parfitt

#### Submitter 201

Original Submission No	Plan Change	Provision	Position	Decision Requested
201.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	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.

### Trevor Wilson

#### Submitter 202

Original Submission No	Plan Change	Provision	Position	Decision Requested
202.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
202.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	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.

Steve Petty

Submitter 203

Original Submission No	Plan Change	Provision	Position	Decision Requested
203.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Opposes building heights of 3 storeys that impact privacy, noise, housing, animals, people, green spaces and parking.
203.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Opposes building heights of 3 storeys that impact privacy, noise, housing, animals, people, green spaces and parking.
203.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Opposes building heights of 3 storeys that impact privacy, noise, housing, animals, people, green spaces and parking.
203.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Opposes building heights of 3 storeys that impact privacy, noise, housing, animals, people, green spaces and parking.
203.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Opposes building heights of 3 storeys that impact privacy, noise, housing, animals, people, green spaces and parking.
203.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Opposes building heights of 3 storeys that impact privacy, noise, housing, animals, people, green spaces and parking.

203.7	PC14	20 - All of Plan	Oppose	Opposes implementation of Plan Change 14.
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### Halswell Residents' Association

#### Submitter 204

Original Submission No	Plan Change	Provision	Position	Decision Requested
204.1	PC14	3 - Strategic Directions	Seek Amendment	Prioritise intensification in the central city and on former industrial land along the rail corridor
204.2	PC14	20 - All of Plan	Seek Amendment	Mandate rainwater harvesting with all developments under this plan change

### Addington Neighbourhood Association

#### Submitter 205

Original Submission No	Plan Change	Provision	Position	Decision Requested
205.1	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.8 - Objective - Urban growth, form and design	Seek Amendment	Intensification should be restricted until required infrastructure is in place.
205.2	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.10 - Objective - Natural and cultural environment	Seek Amendment	Areas of higher density should provide residents with access to public green spaces within a distance of no more than one kilometer.
205.3	PC14	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	Seek Amendment	Subdivisions should have at least one compulsory car park on each development for deliveries, tradesmen and emergency services .

205.4	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Support	That natural hazards must be allowed for, or the Council could face legal redress for allowing higher density in the wrong places.
205.5	PC14	5 - Natural Hazards > 5.2 - Objectives and Policies > 5.2.2 - Natural hazards policies	Support	That natural hazards must be allowed for, or the Council could face legal redress for allowing higher density in the wrong places.
205.6	PC14	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	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.
205.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.
205.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.
205.9	PC14	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	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

		setback from the boundary with a residential zone or from an internal boundary		with solar panels could negate the usefulness of said panels through shading.
205.10	PC14	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	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.
205.11	PC14	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	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.
205.12	PC14	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	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.
205.13	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	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.
205.14	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.5 - Minimum building setback from internal boundaries	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.
205.15	PC14	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	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.
205.16	PC14	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	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.
205.17	PC14	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	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.
205.18	PC14	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	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.
205.19	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.4 - Daylight recession plane	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.

205.20	PC14	14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.2 - Built form standards > 14.10.2.4 - Daylight recession planes	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.
205.21	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.4 - Daylight recession planes	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.
205.22	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards > 14.8.2.5 - Daylight recession planes	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.
205.23	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.4 - Daylight recession planes	Seek Amendment	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.
205.24	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	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.
205.25	PC14	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	Support	That developers are prevented from clearing every tree on a site before they apply for a building consent.
205.26	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Seek Amendment	Include a clause which allows the Council to add additional Qualifying Matters.
205.27	PC14	20 - All of Plan	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.
205.28	PC14	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	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.
205.29	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.
205.30	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.
205.31	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.4 - Daylight recession planes	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.
205.32	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards > 14.8.2.5 - Daylight recession planes	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.
205.33	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.4 - Daylight recession planes	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.

205.34	PC14	14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.2 - Built form standards > 14.10.2.4 - Daylight recession planes	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.
205.35	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards > 14.11.2.6 - Daylight recession planes	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.
205.36	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.4 - Daylight recession plane	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.
205.37	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
205.38	PC14	20 - All of Plan	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.
205.39	PC14	20 - All of Plan	Seek Amendment	Areas of higher density should provide residents with access to public green spaces within a distance of no more than one kilometre.

**Emma Wheeler**

**Submitter 206**

Original Submission No	Plan Change	Provision	Position	Decision Requested
206.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	[New Residential Heritage Area] Make both St James Avenue and Windermere Road category 1 Streets, protecting both the plaques,

				trees and the people the already enjoy and use these streets. Removing both streets from the intensification plan.
206.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Removing St James Avenue and Windermere Road from the intensification plan.
206.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Removing St James Avenue and Windermere Road from the intensification plan.

### Mitchell Cocking

#### Submitter 207

Original Submission No	Plan Change	Provision	Position	Decision Requested
207.1	PC14	15 - Commercial	Oppose	Reject the plan change
207.2	PC14	20 - All of Plan	Oppose	Reject the plan change
207.3	PC14	14 - Residential	Oppose	Reject the plan change
207.4	PC14	13 - Specific Purpose Zones	Oppose	Reject the plan change
207.5	PC14	8 - Subdivision, Development and Earthworks	Oppose	Reject the plan change

### Amie Cocking

#### Submitter 208

Original Submission No	Plan Change	Provision	Position	Decision Requested
208.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Reject the rule changes that allow for higher intensity residential development outside of the inner city (Four Avenues).
208.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Reject the rule changes that allow for higher intensity residential development outside of the inner city (Four Avenues).
208.3	PC14	19 - Planning Maps > 19.10 - Any other zones	Oppose	Reject the rule changes that allow for higher intensity residential development outside of the inner city (Four Avenues).

## Lauren Roberts

### Submitter 209

Original Submission No	Plan Change	Provision	Position	Decision Requested
209.1	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.2 - Objective - Design and amenity > 8.2.2.2 - Policy - Allotments	Support	Retain provision b.i. a variety of allotment sizes to cater for different housing types and affordability
209.2	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Seek Amendment	Provide for more flexibility on allotment sizes.
209.3	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.2 - Allotments with existing or proposed buildings	Seek Amendment	Provide for more flexibility on allotment sizes.

## Victor Ong

### Submitter 210

Original Submission No	Plan Change	Provision	Position	Decision Requested
210.1	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Rezone Rural Urban Fringe (RuUF) around 565 Yaldhurt Road to Medium Density Residential (MRZ)
210.2	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Seek Amendment	Extend Airport Noise Boundary to 60 dba
210.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Rezone Rural Urban Fringe (RuUF) around 565 Yaldhurt Road to Medium Density Residential (MRZ)

Pauline McEwen

Submitter 211

Original Submission No	Plan Change	Provision	Position	Decision Requested
211.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	That the area at the eastern end of Rugby Street be zoned Medium Density Residential instead of the proposed High Density Residential
211.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Support	Retain 11m height limit in the Medium Density Residential (MRZ) zone
211.3	PC14	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	Seek Amendment	[Provide adequate carparking for residential developments]
211.4	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	[Consider QM Wastewater Constraint for Merivale]
211.5	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	That the area at the eastern end of Rugby Street be zoned Medium Density Residential instead of the proposed High Density Residential

## The Fuel Companies - BP Oil, Z Energy and Mobil Oil

### Submitter 212

Original Submission No	Plan Change	Provision	Position	Decision Requested
212.1	PC14	20 - All of Plan	Support	Support general intent of the Plan Change 14.
212.2	PC14	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	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.
212.3	PC14	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	Support	Retain as notified..
212.4	PC14	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	Support	Retain as notified.
212.5	PC14	6 - General Rules and Procedures > 6.5 - Scheduled Activities	Support	Retain as notified (Entire Sub-Chapter 6.5)
212.6	PC14	8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks > 8.9.5 - 8.9A Rules -	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

		Development and Activities in Waste Water Constraint Areas		activities that do not affect wastewater discharge volumes.
212.7	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.7 - Management of increased building heights	Seek Amendment	<p>Amend Policy 14.2.3.7 as follows:</p> <p><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></p> <p><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> <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><b><u>C. reverse sensitivity effects on existing non-residential activities.</u></b></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>
212.8	PC14	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	Support	Retain as notified.
212.9	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.3 - Policy - Quality large scale developments	Seek Amendment	<p>Amend 14.2.5.3 Policy as follows:</p> <p><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></p> <p><u>i. engagement with the street and other spaces;</u></p> <p><u>ii. minimisation of the visual bulk of buildings and provision of visual interest;</u></p> <p><u>iii. high level of internal and external residential amenity;</u></p> <p><u>iv. high quality shared spaces, including communal living spaces and accessways that provide safe, direct access for pedestrians;</u></p> <p><u>v. a safe and secure environment; and</u></p> <p><u>vi. public through connections for large sites with multiple public frontages.</u></p>



				<b><u>vii. Minimisation of reverse sensitivity effects on existing lawfully established non-residential activities.</u></b>
212.10	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.12 - Objective - Compatibility with Industrial activities	Seek Amendment	<p>Replace 14.2.12 Objective as follows:</p> <p><del>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.</del></p> <p><b><u>New residential development is compatible with existing lawfully established industrial activities.</u></b></p>
212.11	PC14	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	Seek Amendment	<p>Amend 14.2.1.2.1 Policy as follows:</p> <p>a. Restrict new residential development of three or more storeys within proximity to <b><u>existing lawfully established industrial activities and</u></b> industrial zoned sites where it would give rise to reverse sensitivity effects on industrial activities and/or <b><u>compromise</u></b> adversely affect the <b><u>amenity</u></b>, health and safety of residents, unless mitigation sufficiently addresses the effects</p>
212.12	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.1 - Residential design principles	Seek Amendment	<p>Amend Clause (c) as follows: - Insert new:</p> <p><b><u>G. Incorporates design techniques to minimise reverse sensitivity effects on existing lawfully established non-residential activities.</u></b></p> <p>Amend Clause (e) as follows - Insert new:</p> <p><b><u>F. Incorporates design techniques to minimise reverse sensitivity effects on existing lawfully established non-residential activities.</u></b></p>

				Amend Clause (f) as follows: Insert new:  <b><u>F. Incorporates design techniques to minimise reverse sensitivity effects on existing lawfully established non-residential activities.</u></b>
212.13	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.2 - Site density and site coverage	Seek Amendment	Amend Clause (a) as follows: insert new:  <b><u>vii. reverse sensitivity effects on existing lawfully established non-residential activities.</u></b>
212.14	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.3 - Impacts on neighbouring property	Seek Amendment	Amend Clause (a) as follows: Insert new:  <b><u>viii. reverse sensitivity effects on existing lawfully established non-residential activities.</u></b>  Amend Clause (c) as follows: Insert new:  <b><u>xv. reverse sensitivity effects on existing lawfully established non-residential activities.</u></b>
212.15	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.4 - Height in relation to boundary breaches	Seek Amendment	Amend Clause (a) as follows: Insert new:  <b><u>v. reverse sensitivity effects on existing lawfully established non-residential activities.</u></b>
212.16	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes	Support	Retain as notified
212.17	PC14	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	Support	Retain as notified

212.18	PC14	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	Support	Retain as notified
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## Glen Ealam

### Submitter 213

Original Submission No	Plan Change	Provision	Position	Decision Requested
213.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	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.

## Michael Boissard

### Submitter 214

Original Submission No	Plan Change	Provision	Position	Decision Requested
214.1	PC14	20 - All of Plan	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.

## Graham Thomas Blackett

### Submitter 215

Original Submission No	Plan Change	Provision	Position	Decision Requested
215.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	That all of the area of St Albans north of Bealey Avenue and south of Edgeware Road be zoned Medium Density Residential [instead of High Density Residential].
215.2	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	Amend recession planes on new buildings to allow sunlight to directly reach the ground floors of existing adjoining dwellings for at least some portion of every day of the year.
215.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	That all of the area of St Albans north of Bealey Avenue and south of Edgeware Road be zoned Medium Density Residential [instead of High Density Residential].

## Russell Wills

### Submitter 216

Original Submission No	Plan Change	Provision	Position	Decision Requested
216.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[No High Density Residential zone in Hornby]
216.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[No Medium Density Residential zone in Hornby]
216.3	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[Retain current zoning in Hornby]

## Catharina Schupbach

### Submitter 217

Original Submission No	Plan Change	Provision	Position	Decision Requested
217.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables	Support	Retain provisions relating to Residential Character Areas
217.2	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	Retain Evesham Crescent and Bewdley Street Residential Character Area

## Julia van Essen

### Submitter 218

Original Submission No	Plan Change	Provision	Position	Decision Requested
218.1	PC14	20 - All of Plan	Oppose	[T]hat the council review the need for the extent of the changes proposed under plan change 14.
218.2	PC14	20 - All of Plan	Seek Amendment	[T]hat the submission process (webpage) is made simpler to use and less glitchy.
218.3	PC14	20 - All of Plan	Seek Amendment	[T]hat submissions [are] reopened and more time given for submissions [following improvement to the submissions web page].
218.4	PC14	20 - All of Plan	Seek Amendment	[That] a review into the social impact of plan change 14 [is undertaken].
218.5	PC14	20 - All of Plan	Oppose	[Revisit the vote to notify Plan Change 14]

## George Booty

### Submitter 219

Original Submission No	Plan Change	Provision	Position	Decision Requested
219.1	PC14	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	Seek Amendment	That bike parking be required to be enclosed and weatherproof, and lockable to prevent theft.

## Martin Snelson

### Submitter 220

Original Submission No	Plan Change	Provision	Position	Decision Requested
220.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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
220.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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
220.3	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[Retain current zoning in those parts of north Halswell that have already been developed]
220.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Amend the recession plane angles to maximise sunlight

220.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Amendthe recession plane angles to maximise sunlight
220.6	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	Amendthe recession plane angles to maximise sunlight
220.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Seek Amendment	Increase setbacks
220.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	Seek Amendment	Increase setbacks
220.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	[Remove b.] the requirement for minimum two storey housing.

Cynthia Snelson

Submitter 221

Original Submission No	Plan Change	Provision	Position	Decision Requested
221.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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
221.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Amendthe High Density Residential Zone [surrounding] the proposed North Halswell town centre, to [apply] tothe areas being developed and not to those newly built areas

221.3	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[Retain current zoning in those parts of north Halswell that have already been developed]
221.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Amend the recession plane angles to maximise sunlight
221.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Amend the recession plane angles to maximise sunlight
221.6	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	Amend the recession plane angles to maximise sunlight
221.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Seek Amendment	Increase setbacks
221.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	Seek Amendment	Increase setbacks
221.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	[Remove.] the requirement for minimum two storey housing.

### Deans Avenue Precinct Society Inc.

#### Submitter 222

Original Submission No	Plan Change	Provision	Position	Decision Requested
222.1	PC14	20 - All of Plan	Support	Support the broad goals of the urban intensification process, and do not think



				that Christchurch should be allowed to sprawl further across the plains. We need to take account of national priorities, not only with respect to land use, but with respect to energy efficiency and de-carbonisation.
222.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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"> <li>- North: Matai St East</li> <li>- West: Deans Ave</li> <li>- South: Moorhouse Ave</li> <li>- East: Railway line</li> </ul> <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>
222.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	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"> <li>- North: Matai St East,</li> <li>- West: Deans Ave</li> <li>- South: old Blenheim Road (now cycle and pedestrian access)</li> <li>- East: Railway line</li> </ul>

				Except for sites located along/facing Riccarton Road
222.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	<p>Support these areas being High Density Residential zoning on planning maps 31 and 38:</p> <ul style="list-style-type: none"> <li>• the “Old Saleyards” block from south side of Mayfair to Lester</li> <li>• The Residential Guest Accommodation block (Chateau on the Park etc)</li> <li>• Properties with a boundary on Riccarton Road</li> </ul>
222.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Support	<p>Support these areas being High Density Residential Zoning on planning maps 31 and 38:</p> <ul style="list-style-type: none"> <li>• the “Old Saleyards” block from south side of Mayfair to Lester</li> <li>• The Residential Guest Accommodation block (Chateau on the Park etc)</li> <li>• Properties with a boundary on Riccarton Road</li> </ul>
222.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Support the proposal to add a Qualifying Matter that would better allow sunshine to reach neighbouring properties, especially in the winter. This must apply to both Medium Density Residential Zone and High Density Residential Zone.
222.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Support the proposal to add a Qualifying Matter that would better allow sunshine to reach neighbouring properties, especially in the winter. This must apply to both Medium Density Residential Zone and High Density Residential Zone.

222.8	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	Support the proposal to add a Qualifying Matter that would better allow sunshine to reach neighbouring properties, especially in the winter. This must apply to both Medium Density Residential Zone and High Density Residential Zone.
222.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Oppose any reduction of sunlight because the recession plane rules, as proposed, allow less sunlight than the existing rules, and should therefore, not be further reduced.
222.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Oppose any reduction of sunlight because the recession plane rules, as proposed, allow less sunlight than the existing rules, and should therefore, not be further reduced.
222.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Oppose	Oppose any further reduction in setbacks
222.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Oppose	Oppose limited notification of breaches of the High Density Built form standards relating to recession plane (height in relation to boundary) and boundary setbacks.  Breaches of these rules shall be limited notified to adjacent landowners. Amend RD9 and RD 10 to require limited notification.

David Lough

Submitter 223

Original Submission No	Plan Change	Provision	Position	Decision Requested
223.1	PC14	14 - Residential	Oppose	Retain existing planning provisions in Merivale.
223.2	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone	Support	
223.3	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone	Support	
223.4	PC14	15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame)	Support	

Atlas Quarter Residents Group (22 owners)

Submitter 224

Original Submission No	Plan Change	Provision	Position	Decision Requested
224.1	PC14	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	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible
224.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible
224.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.

224.4	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.2 - Building height	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible
224.5	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards > 14.8.2.2 - Building height	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
224.6	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.2 - Building height	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
224.7	PC14	14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.2 - Built form standards > 14.10.2.2 - Building height	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
224.8	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards > 14.11.2.3 - Maximum building height	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible
224.9	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.1 - Building height	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
224.10	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.2 - Maximum building height	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
224.11	PC14	15 - Commercial > 15.5 - Rules - Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.2 - Maximum building height	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
224.12	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone > 15.6.2.1 - Maximum building height	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible
224.13	PC14	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	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.

224.14	PC14	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	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
224.15	PC14	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	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
224.16	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.1 - Maximum building height	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
224.17	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible
224.18	PC14	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	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible
224.19	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)	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
224.20	PC14	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	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible
224.21	PC14	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	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.
224.22	PC14	16 - Industrial > 16.6 - Rules - Industrial Park Zone > 16.6.2 - Built form standards - Industrial	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible

		Park Zone > 16.6.2.1 - Maximum height for buildings, fences and screening structures		
224.23	PC14	20 - All of Plan	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	PC14	20 - All of Plan	Support	The inclusion of the qualifying criteria is supported, independent of height limits.
224.25	PC14	3 - Strategic Directions > 3.1 - Introduction	Support	The inclusion of the qualifying criteria is supported, independent of height limits.
224.26	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Support	The inclusion of the qualifying criteria is supported, independent of height limits.

**Michael Dore**

**Submitter 225**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
225.1	PC14	20 - All of Plan	Oppose	Opposes any residential development above 12 meters beyond the inner city.
225.2	PC14	19 - Planning Maps > 19.9 - Any other QMs	Support	Support protections for Riccarton House and Bush.
225.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Support	Support protections for Riccarton House and Bush.
225.4	PC14	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	Support	Support protections for Riccarton House and Bush.

225.5	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	The History, Character and Heritage of our City of Christchurch should be protected at all costs
225.6	PC14	9 - Natural and Cultural Heritage	Seek Amendment	The History, Character and Heritage of our City of Christchurch should be protected at all costs
225.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Opposes any residential development above 12 meters beyond the inner city.
225.8	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	The History, Character and Heritage of our City of Christchurch should be protected at all costs
225.9	PC14	14 - Residential	Oppose	The History, Character and Heritage of our City of Christchurch should be protected at all costs

**Graeme McNicholl**

**Submitter 226**

Original Submission No	Plan Change	Provision	Position	Decision Requested
226.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	<p>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.</p> <p>Rezone older commercial/industrial areas of Christchurch such as Addington, Sydenham and Phillipstown to mixed use commercial with apartment living above.</p>



				Future large green field developments should cater for the medium-density housing as proposed.
226.2	PC14	20 - All of Plan	Seek Amendment	<p>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> <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>
226.3	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Oppose	Rezone Addington, Sydenham and Phillipstown to mixed use commercial with apartment living above.
226.4	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Rezone Addington, Sydenham and Phillipstown to mixed use commercial with apartment living above.

Alex Prince

Submitter 227

Original Submission No	Plan Change	Provision	Position	Decision Requested
227.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	Amend Lower Cashmere (Fairview Street/Cashmere View/Ashgrove Terrace) to be in a residential character area.

**Martin Winder**

**Submitter 228**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
228.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	Retain the Character Area on Hackthorne Road but exclude the vacant property at 75a Hackthorne Road.

**Jennifer Smith**

**Submitter 229**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
229.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Oppose zoning of 51 Jollie Street, Linwood as High Density Residential Zone.
229.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	[Reduce proposed height limit]
229.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	[Reduce proposed height limit]

Andrew Ott

Submitter 230

Original Submission No	Plan Change	Provision	Position	Decision Requested
230.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Reduce permitted housing height to two storeys.
230.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Reduce permitted housing height to two storeys.

Phil Elmey

Submitter 231

Original Submission No	Plan Change	Provision	Position	Decision Requested
231.1	PC14	5 - Natural Hazards	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.

Kurt Higgison

Submitter 232

Original Submission No	Plan Change	Provision	Position	Decision Requested
232.1	PC14	19 - Planning Maps > 19.10 - Any other zones	Oppose	Opposes developments in already built areas and seeks that new development areas grow into new areas,

232.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Opposes developments in already built areas and seeks that new development areas grow into new areas,
232.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Opposes developments in already built areas and seeks that new development areas grow into new areas,
232.4	PC14	3 - Strategic Directions > 3.1 - Introduction	Oppose	Opposes developments in already built areas and seeks that new development areas grow into new areas,
232.5	PC14	20 - All of Plan	Oppose	Opposes developments in already built areas and seeks that new development areas grow into new areas,
232.6	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Opposes developments in already built areas and seeks that new development areas grow into new areas,

**Paul Clark**

**Submitter 233**

Original Submission No	Plan Change	Provision	Position	Decision Requested
233.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
233.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
233.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
233.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
233.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose [Low Public Transport Accessibility Qualifying Matter]

233.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Oppose [Low Public Transport Accessibility Qualifying Matter]
233.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Oppose [Sunlight Access Qualifying Matter]
233.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Oppose [Sunlight Access Qualifying Matter]
233.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Oppose [Sunlight Access Qualifying Matter]
233.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Oppose [Sunlight Access Qualifying Matter]
233.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support high-density housing near the city and commercial centres.
233.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.

**John Goodall**

**Submitter 234**

Original Submission No	Plan Change	Provision	Position	Decision Requested
234.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.

Geordie Shaw

Submitter 235

Original Submission No	Plan Change	Provision	Position	Decision Requested
235.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	Seek Amendment	[That the standard allows more flexibility in achieving the intent of the policies]
235.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Seek Amendment	[That the standard allows more flexibility in achieving the intent of the policies]
235.3	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.1 - Activity status tables - Town Centre Zone > 15.4.1.1 - 15.4.1.1 Permitted activities	Seek Amendment	[That P21.i. the minimum glazing standard allows more flexibility in achieving the intent of the policies]
235.4	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.1 - Activity status tables - Neighbourhood Centre Zone > 15.6.1.1 - Permitted activities	Seek Amendment	[That P21.h. the minimum glazing standard allows more flexibility in achieving the intent of the policies]
235.5	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.1 - Activity status tables - Neighbourhood Centre Zone > 15.6.1.1 - Permitted activities	Seek Amendment	[That P19.b.viii the minimum glazing standard allows more flexibility in achieving the intent of the policies]
235.6	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.1 - Permitted activities	Seek Amendment	[That P27.h. the minimum glazing standard allows more flexibility in achieving the intent of the policies]
235.7	PC14	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	Seek Amendment	[That e. the minimum glazing standard allows more flexibility in achieving the intent of the policies]

235.8	PC14	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	Seek Amendment	[That P16.f. the minimum glazing standard allows more flexibility in achieving the intent of the policies]
235.9	PC14	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	Seek Amendment	[That the minimum glazing standard allows more flexibility in achieving the intent of the policies]
235.10	PC14	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	Seek Amendment	[That P13.i. the minimum glazing standard allows more flexibility in achieving the intent of the policies]
235.11	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) > 15.13.2.12 - Glazing	Seek Amendment	[That the minimum glazing standard allows more flexibility in achieving the intent of the policies]

Susan Barrett

Submitter 236

Original Submission No	Plan Change	Provision	Position	Decision Requested
236.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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
236.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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

236.3	PC14	20 - All of Plan	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)
236.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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)
236.5	PC14	19 - Planning Maps > 19.10 - Any other zones	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	PC14	20 - All of Plan	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)



Marjorie Manthei

Submitter 237

Original Submission No	Plan Change	Provision	Position	Decision Requested
237.1	PC14	20 - All of Plan	Seek Amendment	That the level of intensification be re-visited, and that PC14 goes only as far as it must to satisfy the minimum requirements of NPS-UD and Enabling House legislation. <ol style="list-style-type: none"> <li>1. Base decisions on the required 10-30 year period, not 50 years.</li> <li>2. Reduce extent of walkable catchments</li> </ol>
237.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Not Stated	That Salisbury Street to Bealey Avenue is (not zoned High Density Residential zone) removed from the 'walkable catchment' area from the edge of the City Centre.
237.3	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Seek Amendment	i: Decrease maximum height in the City Centre from 90m to 60m as far north as Kilmore Street  v. Reduce the proposed maximum heights on Victoria Street (from Salisbury Street to Bealey Avenue) to 20m
237.4	PC14	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	Seek Amendment	Allow max height up to 40m from Kilmore to Salisbury St
237.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	[Retain]14m Permitted [height] in the High Density Residential Zone from Salisbury Street to Bealey Avenue

237.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[1. Retain provision that enables 20m height. 2. Remove provisions that enable any building height that exceeds 20m from Salisbury Street to Bealey Avenue.]
237.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Retain] current residential recession planes
237.8	PC14	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	Support	[Retain Policy 13.5.2.1.2]
237.9	PC14	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	Support	[Retain Policy 13.5.2.1.3]
237.10	PC14	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	Seek Amendment	[Amend RD13.b.ii to reduce the permitted height at the former Christchurch Women's Hospital Site to 18m]  Retain RD13.a.i. and ii. as written
237.11	PC14	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	Support	[Retain a., e.-g. and h.]

		Christchurch Women's Hospital and Montreal House.		
237.12	PC14	13 - Specific Purpose Zones > 13.5 - Specific Purpose (Hospital) Zone > 13.5.5 - Rules - Matters of discretion	Support	[Retain Matters of discretion]
237.13	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply	Support	[Retain Objective 14.2.1(a)(i)]
237.14	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.7 - Policy - Monitoring	Support	[Retain Policy 14.2.1.7]
237.15	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.7 - Management of increased building heights	Support	[Retain Policy 14.2.3.7(a)(i-iv)]
237.16	PC14	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	Support	[Retain Policy 14.2.5.1]
237.17	PC14	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	Support	[Retain Policy 14.2.5.2]
237.18	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.3 - Policy - Quality large scale developments	Support	[Retain Policy 14.2.5.3]
237.19	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.5 - Policy - Assessment of wind effects	Support	[Retain Policy 14.2.5.5]

237.20	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.6 - Objective - Medium Density Residential Zone > 14.2.6.1 - Policy - MDRS Policy 1	Support	[Retain Policy 14.2.6.1]
237.21	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone	Support	[Retain Objective 14.2.7]
237.22	PC14	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	Support	[Retain Policy 14.2.7.1]
237.23	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.2 - Policy - High density location	Support	[Retain Policy 14.2.7.2]
237.24	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.9 - Objective - Non-residential activities > 14.2.9.1 - Policy - Residential coherence character and amenity	Support	[Retain Policy 14.2.9.1]
237.25	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.9 - Objective - Non-residential activities > 14.2.9.6 - Policy - Retailing in residential zones	Support	[Retain Policy 14.2.9.6]
237.26	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.9 - Objective - Non-residential activities	Seek Amendment	Amend (a) (iii) as follows: ‘restrict other non-residential activities, unless the activity has a proven strategic or operation need to locate within a residential zone, <u>supported by a strong rationale and evidence</u> ’.
237.27	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.9 - Objective - Non-residential activities > 14.2.9.2 - Policy -	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> ”

		Community activities and community facilities		
237.28	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.9 - Objective - Non-residential activities > 14.2.9.5 - Policy - Other non-residential activities	Seek Amendment	Amend “Restrict the establishment of other non-residential activities.....unless the activity has a <u>proven</u> strategic or operational need to locate within a residential zone, <u>supported by a strong rationale and evidence.....”</u> ”
237.29	PC14	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	Seek Amendment	Amend [a.ii] “ensure non-residential activities are focussed on meeting the <u>proven</u> needs of the immediate local residential community <u>and can provide a strong rationale and evidence for depending upon the high level....”</u> ”
237.30	PC14	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	Seek Amendment	[Regarding b.] Consider how to make the intention more explicit, i.e., to retain residential neighbourhoods as a place to <u>live</u> .
237.31	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.6 - Policy - High Density Residential development	Oppose	[Remove] (a) (i), requiring at least two-storey developments in HDRZs.  [Remove] (iii) re locating building bulk to the front of sites (“enhancing the street wall”).
237.32	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.9 - Objective - Non-residential activities > 14.2.9.2 - Policy - Community activities and community facilities	Seek Amendment	Amend 14.2.9.2 (b) (i) to only include the City Centre Commercial Business and Mixed Use Zones
237.33	PC14	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	Seek Amendment	Clarify that “surrounding area” in 14.2.7.3 does not include the area north of Salisbury Street.

237.34	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.1 - Permitted activities	Support	[Retain P1, P6, P7, P12 & P13]
237.35	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Retain RD2]
237.36	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.2 - Controlled activities	Support	[Retain C1 and C2]
237.37	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[Retain 14.6.2.7]
237.38	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	Support	[Retain 14.6.2.12]
237.39	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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).
237.40	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[RD7 & RD8 - identify recession plane] [RD8 - reduce height to 20m]
237.41	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	[Remove] (b), restricting residential units to no less than 7m
237.42	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form	Seek Amendment	Amend 14.6.2.2 (b) so that the current residential recession plane applies, regardless of height.

		standards > 14.6.2.2 - Height in relation to boundary		
237.43	PC14	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	Seek Amendment	Add a rule requiring at least one service bay for multi-unit developments of three or more units
237.44	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.4 - Height in relation to boundary breaches	Support	[Retain] 14.15.4
237.45	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.6 - Scale and nature of activity	Support	[Retain] 14.15.6 (a-c)
237.46	PC14	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	Support	[Retain] 14.15.36 re urban design, especially acknowledging 'human scale'
237.47	PC14	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	Seek Amendment	Consider ways to provide further protection from tall buildings in a residential neighbourhood, by rewriting and expanding the current list.
237.48	PC14	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	Seek Amendment	[Delete b. and d.]
237.49	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.10 - Objective - Natural and cultural environment	Seek Amendment	Amend (a)(i) to include commercial/industrial activities as well.
237.50	PC14	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	Seek Amendment	Apply [6.10A provisions] to commercial/industrial [zones] too.

		- 6.10A.2.1 Objective – Urban tree canopy cover		
237.51	PC14	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	Seek Amendment	Increase cover in (i) to 25%
237.52	PC14	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	Support	[Retain 6.10A.2.1.2]
237.53	PC14	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	Support	[Retain 6.10A.2.1.3]
237.54	PC14	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 -	Seek Amendment	[For P1 and P2], Clarify that provisions apply everywhere in Christchurch, including the Central City and High Density Residential Zones/Precincts



		6.10A.4.1 Activity status tables > 6.10.4.4.1.1 - 6.10A.4.1.1 Permitted activities		
237.55	PC14	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	Seek Amendment	Re (vii) : Consider how to address [the longevity of the trees]  Decrease the maximum percentage in (viii) as much as possible
237.56	PC14	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	Seek Amendment	add a Rule to all relevant sections of the District Plan encouraging the use of permeable surfaces for drives, parkinglots, residential and commercial sites.
237.57	PC14	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	Seek Amendment	Rewrite 6.10A.4.2.2 (a) to read “ ..If the tree canopy cover requirements... <u>cannot 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.
237.58	PC14	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 -	Seek Amendment	Consider how to make the intention of the Matters of Discretion more explicit.

		6.10A.5.1 Tree canopy cover and financial contributions		
237.59	PC14	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	Seek Amendment	Delete 15.2.6.7 (a) (ii)

## Prue Manji

### Submitter 238

Original Submission No	Plan Change	Provision	Position	Decision Requested
238.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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]
238.2	PC14	19 - Planning Maps > 19.10 - Any other zones	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]

## Andrea Floyd

### Submitter 239

Original Submission No	Plan Change	Provision	Position	Decision Requested
239.1	PC14	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	Seek Amendment	[Require on-site carparking for residential units]

239.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	[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.
239.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.
239.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Support	[Retain limited notification] - neighbours should be consulted when multi story units are going in next to them.
239.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Retain limited notification] - neighbours should be consulted when multi story units are going in next to them.
239.6	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[Reduce extent of medium and high density residential zones]
239.7	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[Reduce extent of medium and high density residential zones]

**Ruth Dyson**

**Submitter 240**

Original Submission No	Plan Change	Provision	Position	Decision Requested
240.1	PC14	5 - Natural Hazards > 5.6 - Rules - Slope instability > 5.6.1 - Activity status for Slope Instability	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

		Management Areas > 5.6.1.2 - Exceptions to Rule 5.6.1.1 - AIFR Certificate		that even though these homes are in a rockfall risk area, that these specific homes have rockfall protection structures in place.
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## Susanne Schade

### Submitter 241

Original Submission No	Plan Change	Provision	Position	Decision Requested
241.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	[S]eek[s] council to apply the Qualifying Matter Residential Character Area to Scott Street in Sydenham.

## Property Council New Zealand

### Submitter 242

Original Submission No	Plan Change	Provision	Position	Decision Requested
242.1	PC14	3 - Strategic Directions > 3.1 - Introduction	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.
242.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	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).
242.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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 32metres to areas immediately surrounding the central city”.
242.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	<p>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.</p> <p>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.</p>
242.5	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.1 - Maximum building height	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”.
242.6	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	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.
242.7	PC14	15 - Commercial	Support	Support the current commercial centre boundaries or subdivision proposals for statusquo.
242.8	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Support	The current commercial centre subdivision proposal is for statusquo which we also support.

242.9	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.3 - Restricted discretionary activities	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
242.10	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone	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.
242.11	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone	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.
242.12	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Support	Support the proposed amendments that seek to rezone Industrial General Zoned land within proximity of the central city to Commercial Mixed Use.
242.13	PC14	19 - Planning Maps > 19.10 - Any other zones	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.
242.14	PC14	16 - Industrial > 16.2 - Objectives and policies > 16.2.2 - Objective - Brownfield redevelopment > 16.2.2.2 - Policy - Brownfield redevelopment	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.
242.15	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Seek Amendment	<p>Property Council strongly supports density near key transport nodes, especially those that connect larger commercial centres.</p> <p>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</p>

				important that there be a co-ordinated approach between the delivery of future transport and housing projects.
242.16	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Seek Amendment	<p>Property Council strongly supports density near key transport nodes, especially those that connect larger commercial centres.</p> <p>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.</p>
242.17	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Seek Amendment	<p>Property Council strongly supports density near key transport nodes, especially those that connect larger commercial centres.</p> <p>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.</p>
242.18	PC14	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	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.
242.19	PC14	3 - Strategic Directions > 3.3 - Objectives	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.
242.20	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential	Seek Amendment	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

		Zone > 14.5.3.1 - Area-specific activities		introduction of 11 new residential heritage areas,we wish to highlight the importance of ensuring that Christchurch has sufficient developmentcapacity. This can be achieved through enabling and encouraging greater height and densitywithin high density zone precincts, town centres and metropolitan centres.
242.21	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.4 - Rules - Historic heritage	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>
242.22	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.



## Ravensdown Limited

### Submitter 243

Original Submission No	Plan Change	Provision	Position	Decision Requested
243.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
243.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
243.3	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.12 - Objective - Compatibility with Industrial activities	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.
243.4	PC14	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	Support	Retain Policy 14.2.12.1 as notified.
243.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards	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.
243.6	PC14	19 - Planning Maps > 19.9 - Any other QMs	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.
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## Harvey Armstrong

### Submitter 244

Original Submission No	Plan Change	Provision	Position	Decision Requested
244.1	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Seek Amendment	That the Low Public Transport Qualifying Matter is removed from 75 Alderson Ave.
244.2	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone	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	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone	Seek Amendment	Provide for site at 75 Alderson Avenue to be rezoned to Residential Hills or Large Lot Residential zoned.
244.4	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone	Not Stated	<p>he 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	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone	Seek Amendment	Allow rezoning of land at 75 Alderson Ave to Residential Hills zone or Large Lot Residential (sites 2,500 - 10,000m2).
244.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Seek Amendment	Oppose Low Public Transport Qualifying Matter on 75 Alderson Avenue.
244.7	PC14	19 - Planning Maps	Seek Amendment	Remove ONL from 75 Aldersons Ave.
244.8	PC14	19 - Planning Maps > 19.10 - Any other zones	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	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Seeks that the Council review all existing vacant land closest to the CBD as to whether it is suitable for residential development.

**Victoria Berryman**

**Submitter 245**

Original Submission No	Plan Change	Provision	Position	Decision Requested
245.1	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	Amend the Sunlight Access Qualifying Matter to allow for ground floors to have more sun during the winter.

**Robert Black**

**Submitter 246**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
246.1	PC14	19 - Planning Maps > 19.9 - Any other QMs	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.
246.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	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	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Consider infrastructure limitations, and map areas as qualifying matters where infrastructure is not sufficient for intensive development.
246.4	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	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]
246.5	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	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.
246.6	PC14	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	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.

## Jean-Michel Gelin

### Submitter 247

Original Submission No	Plan Change	Provision	Position	Decision Requested
247.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	Create a character area including Forfar Street to limit the possible height of the new building and the sunlight access for the 1 Storey houses of the street
247.2	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.27 - Character Area Overlay	Seek Amendment	Create a character area including Forfar Street to limit the possible height of the new building and the sunlight access for the 1 Storey houses of the street

## Annex Developments

### Submitter 248

Original Submission No	Plan Change	Provision	Position	Decision Requested
248.1	PC14	15 - Commercial	Seek Amendment	add a new clause to proposed policy 15.2.3.2 as follows:  <b><u>e. To encourage the redevelopment of areas located within a Brownfield Overlay on the planning maps to allow a mix of commercial and residential activities.</u></b>
248.2	PC14	19 - Planning Maps > 19.10 - Any other zones	Support	Support rezoning the Tannery site at Garlands Road from Industrial General to Mixed Use Zone'
248.3	PC14	16 - Industrial > 16.4 - Rules - Industrial General Zone	Support	Support rezoning the Tannery site at Garlands Road from Industrial General to Mixed Use Zone'
248.4	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone	Support	Support rezoning the Tannery site at Garlands Road from Industrial General to Mixed Use Zone'

## City Salvage

### Submitter 249

Original Submission No	Plan Change	Provision	Position	Decision Requested
249.1	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Re-zone the residential portion of 544 Tuam Street and the adjoining land at 102-104 Mathesons Road, to Local <b>Centre</b> .
249.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Re-zone the residential portion of 544 Tuam Street and the adjoining land at 102-104 Mathesons Road, to Local <b>Centre</b> .

## Ian Dyson

### Submitter 250

Original Submission No	Plan Change	Provision	Position	Decision Requested
250.1	PC14	20 - All of Plan	Seek Amendment	[A]gree with the goals of densification, but it needs to be done in a controlled manner by releasing designated areas for development. Other areas can then be released as requirements dictate.
250.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Do not apply higher height limits in Cashmere hill suburbs

## Daniel McMullan

### Submitter 251

Original Submission No	Plan Change	Provision	Position	Decision Requested
251.1	PC14	20 - All of Plan	Support	
251.2	PC14	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	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).

## Phil Ainsworth

### Submitter 252

Original Submission No	Plan Change	Provision	Position	Decision Requested
252.1	PC14	19 - Planning Maps	Seek Amendment	[Do not have Medium and High Density Residential Zones in Hornby]
252.2	PC14	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	Seek Amendment	[Require off-street carparking for residential units]
252.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[Do not have Medium and High Density Residential Zones in Hornby]

252.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[Do not have Medium and High Density Residential Zones in Hornby]
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**John Simpson**

**Submitter 253**

Original Submission No	Plan Change	Provision	Position	Decision Requested
253.1	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.2 - Building height	Support	Support retaining notified building height limit of 8m in Residential Hills Zone.

**Emma Besley**

**Submitter 254**

Original Submission No	Plan Change	Provision	Position	Decision Requested
254.1	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[S]eek that the council drop this qualifying matter.
254.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter, seek its deletion.
254.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	Support enabling 6 to 10 storeys for residential buildings near commercial centers.



254.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport high-density housing near the city and commercial centres.
254.5	PC14	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	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
254.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan..
254.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
254.8	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	Seek that the council retains the tree canopy requirement and contributions plan.
254.9	PC14	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	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.
254.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone >	Support	Support enabling 6 to 10 storeys for residential buildings near commercial centers.

		14.6.2 - Built form standards > 14.6.2.1 - Building height		
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**William Bennett**

**Submitter 255**

Original Submission No	Plan Change	Provision	Position	Decision Requested
255.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	<ul style="list-style-type: none"> <li>• 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,</li> <li>• 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.</li> </ul>
255.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	<ul style="list-style-type: none"> <li>• 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,</li> <li>• If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a</li> </ul>

				Residential Character Area, that the Area be zoned Medium Density Residential.
255.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	<ul style="list-style-type: none"> <li>• 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,</li> <li>• 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.</li> </ul>
255.4	PC14	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	Seek Amendment	<ul style="list-style-type: none"> <li>• 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,</li> <li>• 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.</li> </ul>
255.5	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	Introduce a TC3 land QM.
255.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Seek Amendment	Introduce a TC3 land QM.

255.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	<ul style="list-style-type: none"> <li>• 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,</li> <li>• 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.</li> </ul>
255.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables	Seek Amendment	<ul style="list-style-type: none"> <li>• 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,</li> <li>• 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.</li> </ul>

### Paul Burns

### Submitter 256

Original Submission No	Plan Change	Provision	Position	Decision Requested
256.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	[O]ppose[s] the changes for buildings to be as high as 12m tall in Cashmere.

Cashmere Developments Ltd

Submitter 257

Original Submission No	Plan Change	Provision	Position	Decision Requested
257.1	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	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 <b>strikethrough</b> below:</p> <p>Rule 6.8.1 Mnimum 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"> <li>▪ <i>b. In the Cashmere and Worsleys area (shown at Appendix <del>8.10.7</del> 8.10.6):</i> <ul style="list-style-type: none"> <li>• <i><del>i. no more than 380 residential allotments shall be created or enabled by subdivision.</del></i></li> <li>• <i><del>ii. No more than 380 residential units shall be created or enabled by subdivision.</del></i></li> </ul> </li> </ul>

				<ul style="list-style-type: none"> <li>• <i>c. The historic stonewalled drain shown at Appendix 8.10.6(d) shall be protected.</i></li> </ul> <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"> <li>• <del><i>a. No more than 380 residential allotments shall be created or enabled by subdivision;</i></del></li> <li>• <del><i>b. No more than 380 residential units shall be created or enabled by subdivision.</i></del></li> <li>• <i>c. The historic stonewalled drain shown at Appendix 8.10.6(d) shall be protected.</i></li> </ul>
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**Stephen Bryant**

**Submitter 258**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
258.1	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	Additional traffic impact qualifying matter for developments around small feeder streets in Merivale due to narrowness of existing streets.
258.2	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.1 - Policy - Role of centres	Seek Amendment	Re-designate Merivale a Medium Town Centre.

258.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Amend recession planes for Christchurch to ensure they meet the Australian standard.
258.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Amend recession planes for Christchurch to ensure they meet the Australian standard.
258.5	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	Amend recession planes for Christchurch to ensure they meet the Australian standard.
258.6	PC14	14 - Residential	Seek Amendment	Require privacy issues and outlook, particularly with respect to acceptable window sizes overlooking neighbouring living areas, to be part of the assessment process for ALL developments.
258.7	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Re-designate Merivale a Medium Town Centre.

## Ara Poutama Aotearoa

### Submitter 259

Original Submission No	Plan Change	Provision	Position	Decision Requested
259.1	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Support	Retain the proposed Local Centre Zone for Rāwhiti Community Corrections, 296 Breezes Road, Aranui.
259.2	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Support	Retain the proposed Town Centre Zone for Winston Avenue Community Corrections, 16 Winston Avenue, Papanui.
259.3	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.18 - R	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.

259.4	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.19 - S	Seek Amendment	[Re: Sheltered housing] Amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community are provided for.
259.5	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.5 - E	Seek Amendment	[Re: Emergency and refuge accommodation] Amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community are provided for.
259.6	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.7 - Objective -- Well-functioning urban environment	Support	Supports the changes to new strategic direction objective 3.3.7 (MDRS objective 1)
259.7	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply	Support	Supports the amendment of residential objective 14.2.1
259.8	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2	Support	Supports new residential objective 14.2.3 (MDRS objective 2).
259.9	PC14	20 - All of Plan	Support	Ara Poutama supports the overall intent of PC14
259.10	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.1 - Permitted activities	Seek Amendment	[Provide for Emergency and refuge accommodation as a permitted activity]
259.11	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables > 14.4.1.1 - Permitted activities	Seek Amendment	[Provide for Emergency and refuge accommodation as a permitted activity]
259.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.1 - Permitted activities	Seek Amendment	[Provide for Emergency and refuge accommodation as a permitted activity]
259.13	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.1 - Activity	Seek Amendment	[Provide for Emergency and refuge accommodation as a permitted activity]



		status tables > 14.7.1.1 - Permitted activities		
259.14	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.1 - Activity status tables > 14.8.1.1 - Permitted activities	Seek Amendment	[Providefor Emergency and refuge accommodation as a permitted activity]
259.15	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.1 - Activity status tables > 14.9.1.1 - Permitted activities	Seek Amendment	[Providefor Emergency and refuge accommodation as a permitted activity]
259.16	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.1 - Activity status table > 14.12.1.1 - Permitted activities	Seek Amendment	[Providefor Emergency and refuge accommodation as a permitted activity]

## Scentre (New Zealand) Limited

### Submitter 260

Original Submission No	Plan Change	Provision	Position	Decision Requested
260.1	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.1 - Policy - Role of centres	Seek Amendment	Riccarton should be recognized as a Metropolitan Centre in the District Plan to be inline with the NPS-UD as opposed to a Town Centre.
260.2	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.4 - Policy - Accommodating growth	Support	[S]upports the notified version ofPolicy 15.2.2.4 'Accommodating growth'.

260.3	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.2 - Maximum building height	Seek Amendment	Amend Rule 15.4.2.2 of PC14 to allow a maximum building height of 50m for Riccarton as opposed to the 22m proposed.
260.4	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.1 - Activity status tables - Town Centre Zone > 15.4.1.1 - 15.4.1.1 Permitted activities	Seek Amendment	[Regarding Rule 15.4.1.1(P11)] Office tenancies of <u>any size</u> in Metropolitan Centers (or the larger Town Centers) should be permitted activities. Opposes office activities over 500m2 being excluded as permitted activities as currently proposed in PC14.
260.5	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial contributions	Oppose	[Regarding the insertion of a new Sub-chapter 6.10A] Oppose the imposition of additional financial contributions for the development of commercial zone land ingreenfield/brownfield locations resulting in one or more buildings and / or impervious surfaces that do not retain or plant 10 percent tree canopy cover.  This provision should be removed.
260.6	PC14	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	Seek Amendment	[Regarding the insertion of a new Sub-chapter 6.10A] Amend the sub-chapter to include a financial contributions credit for sites that achieve tree coverage that goes above and beyond the 10% limit.
260.7	PC14	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	Seek Amendment	[Regarding the insertion of a new Sub-chapter 6.10A] Seek amendment to [e]nsure that the unit of measurement of "tree canopy coverage" takes into account green / living walls and roofs
260.8	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Riccarton should be recognized as a Metropolitan Centre in the District Plan to be inline with the NPS-UD as opposed to a Town Centre.

Maia Gerard

Submitter 261

Original Submission No	Plan Change	Provision	Position	Decision Requested
261.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
261.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
261.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
261.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
261.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
261.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
261.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form	Oppose	Opposes the Sunlight Access Qualifying Matter

		standards > 14.5.2.6 - Height in relation to boundary		
261.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Opposes the Sunlight Access Qualifying Matter
261.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Opposes the Sunlight Access Qualifying Matter
261.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	Opposes the Sunlight Access Qualifying Matter
261.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support high-density housing near the city and commercial centres.
261.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.

Alfred Lang

Submitter 262

Original Submission No	Plan Change	Provision	Position	Decision Requested
262.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
262.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
262.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

262.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
262.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
262.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
262.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
262.8	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
262.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support high-density housing near the city and commercial centres.
262.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.

## Harley Peddie

### Submitter 263

Original Submission No	Plan Change	Provision	Position	Decision Requested
263.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

263.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
263.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
263.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
263.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
263.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
263.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
263.8	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
263.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support high-density housing near the city and commercial centres.
263.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.
263.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Seek Amendment	Density is what this city needs, not ever increasing property values.
263.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Seek Amendment	Density is what this city needs, not ever increasing property values.
263.13	PC14	20 - All of Plan	Seek Amendment	Density is what this city needs, not ever increasing property values.

Aaron Tily

Submitter 264

Original Submission No	Plan Change	Provision	Position	Decision Requested
264.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
264.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
264.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
264.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
264.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
264.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
264.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
264.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

264.9	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
264.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
264.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Supports high-density housing near the city and commercial centres.
264.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.

**John Bryant**

**Submitter 265**

Original Submission No	Plan Change	Provision	Position	Decision Requested
265.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
265.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
265.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
265.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.



265.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
265.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
265.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
265.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
265.9	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
265.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
265.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support high-density housing near the city and commercial centres.
265.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.

Alex Hobson

Submitter 266

Original Submission No	Plan Change	Provision	Position	Decision Requested
266.1	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 -	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

		6.10A Tree Canopy Cover and Financial contributions		
266.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
266.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
266.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
266.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
266.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
266.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
266.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
266.9	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
266.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
266.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support high-density housing near the city and commercial centres.

266.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.
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**Justin Muirhead**

**Submitter 267**

Original Submission No	Plan Change	Provision	Position	Decision Requested
267.1	PC14	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	Support	The council retains the tree canopy requirement and contributions plan.
267.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	The council retains the tree canopy requirement and contributions plan.
267.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	The council retains the tree canopy requirement and contributions plan.
267.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	The council retains the tree canopy requirement and contributions plan.
267.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] The council drop this qualifying matter.
267.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] The council drop this qualifying matter.
267.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] The council drop this qualifying matter.

267.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] The council drop this qualifying matter.
267.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] The council drop this qualifying matter.
267.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] The council drop this qualifying matter.
267.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support high-density housing near the city and commercial centres.
267.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.

Clare Marshall

Submitter 268

Original Submission No	Plan Change	Provision	Position	Decision Requested
268.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
268.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
268.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards >	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

		14.6.2.7 - Landscaped area and tree canopy cover		
268.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
268.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
268.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
268.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
268.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
268.9	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
268.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
268.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support high-density housing near the city and commercial centres.
268.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.
268.13	PC14	1 - Introduction > 1.3 - Statutory Context > 1.3.4 - The Relationship with Other Plans and	Seek Amendment	Plans need to be made with climate change in mind.

		Documents > 1.3.4.2 - Long Term Plan, the 3 Year Plan and Annual Plan		
268.14	PC14	20 - All of Plan	Seek Amendment	Plans need to be made with climate change in mind.

**Yvonne Gilmore**

**Submitter 269**

Original Submission No	Plan Change	Provision	Position	Decision Requested
269.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
269.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
269.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
269.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
269.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
269.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

269.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
269.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
269.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
269.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
269.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Supports high-density housing near the city and commercial centres.
269.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

**Rob Harris**

**Submitter 270**

Original Submission No	Plan Change	Provision	Position	Decision Requested
270.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
270.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

270.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
270.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
270.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
270.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
270.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
270.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
270.9	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
270.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
270.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support high-density housing near the city and commercial centres



270.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	That the council enable 6 to 10 storeys for residential buildings near commercial centres.
270.13	PC14	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	Seek Amendment	Seek amendment [to Chapter 1 to provide a buffer around areas with known heritage value]

## Pippa Marshall

### Submitter 271

Original Submission No	Plan Change	Provision	Position	Decision Requested
271.1	PC14	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	Support	[S]seek[s] that the council retains the tree canopy requirement and contributions plan.
271.2	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]seek[s] that the council retains the tree canopy requirement and contributions plan.
271.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]seek[s] that the council retains the tree canopy requirement and contributions plan.
271.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]seek[s] that the council retains the tree canopy requirement and contributions plan.

271.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[S]eek[s] that the Council drop [the Low Public Transport Accessibility Area] qualifying matter
271.6	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[S]eek[s] that the council drop this qualifying matter.
271.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[S]eek[s] that the council drop this qualifying matter.
271.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
271.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
271.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
271.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres.
271.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

Caitriona Cameron

Submitter 272

Original Submission No	Plan Change	Provision	Position	Decision Requested
272.1	PC14	20 - All of Plan	Seek Amendment	The proposal should provide protections for existing property rights. This could be achieved by setting a 'phase in' period (perhaps 5-10 years) for developments under the new regulations
272.2	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Seek Amendment	The proposal should facilitate coherent residential planning, rather than allow a solely market-driven approach (which risks 'lowest common denominator' development). Specifically increase minimum plot sizes for plots with 3+ storey residential buildings
272.3	PC14	20 - All of Plan	Seek Amendment	The proposal should facilitate coherent residential planning, rather than allow a solely market-driven approach (which risks 'lowest common denominator' development). Specifically set a phase-in period (as suggested in C1 [272.9]) would also ensure more coherent development. It is likely there would be more larger coherent developments, rather than piece-meal development.
272.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	<p>The proposal should increase protection of sunlight access to maximise liveability features in new developments.</p> <ul style="list-style-type: none"> <li>- The recession plane angles should be reduced to provide more sunshine access than in Auckland, not the same, to take account of the cold temperatures in Christchurch.</li> <li>- Recession planes and setbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of</li> </ul>

				site width of those neighbouring properties. Recession plane angles should be reduced for those sites bordering sites narrower than the suggested standard of 15m.
272.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	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"> <li>- 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.</li> <li>- 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.</li> </ul>
272.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	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"> <li>- 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.</li> <li>- 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.</li> </ul>
272.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	The proposal should increase protection of sunlight access to maximise liveability features in new developments.

				<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>
272.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Seek Amendment	<p>"The proposal should increase minimum protection of green space and canopy cover.</p> <ul style="list-style-type: none"> <li>o All developments should include whatever green space is considered to be the minimum (i.e. no 'buying out').</li> <li>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." </li></ul>
272.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Seek Amendment	<p>The proposal should increase minimum protection of green space and canopy cover.</p> <ul style="list-style-type: none"> <li>o All developments should include whatever green space is considered to be the minimum (i.e. no 'buying out').</li> <li>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.</li> </ul>
272.10	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 -	Seek Amendment	<p>The proposal should increase minimum protection of green space and canopy cover.</p> <ul style="list-style-type: none"> <li>o All developments should include whatever green space is considered to be the minimum (i.e. no 'buying out').</li> <li>o The CCC should provide, and consult on, a</li> </ul>

		Landscaping and tree canopy cover		detailed plan about how green space will be provided, particularly in HDR zones, before any changes are made to residential planning regulations.
272.11	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	"Rattray St should be included in the Medium Density Residential zone (i.e. included in the area south and west of the street)."
272.12	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Rattray St should be included in the MDR zone (i.e. included in the area south and west of the street).
272.13	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables	Seek Amendment	The proposal should provide protections for existing property rights. This could be achieved by: <ul style="list-style-type: none"> <li>- increasing minimum plot sizes for plots with 3+ storey residential buildings to minimize the number of affected neighbours</li> <li>- requiring developers to compensate neighbours who will be adversely affected by new developments that significantly reduce sunlight.</li> </ul>
272.14	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables	Seek Amendment	The proposal should provide protections for existing property rights. This could be achieved by: <ul style="list-style-type: none"> <li>- increasing minimum plot sizes for plots with 3+ storey residential buildings to minimize the number of affected neighbours</li> <li>- requiring developers to compensate neighbours who will be adversely affected by new developments that significantly reduce sunlight</li> </ul>
272.15	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables	Seek Amendment	The proposal should provide protections for existing property rights. This could be achieved by:

				<ul style="list-style-type: none"> <li>- increasing minimum plot sizes for plots with 3+ storey residential buildings to minimize the number of affected neighbours</li> <li>- requiring developers to compensate neighbours who will be adversely affected by new developments that significantly reduce sunlight</li> </ul>
272.16	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables	Seek Amendment	<p>The proposal should provide protections for existing property rights. This could be achieved by:</p> <ul style="list-style-type: none"> <li>- increasing minimum plot sizes for plots with 3+ storey residential buildings to minimize the number of affected neighbours</li> <li>- requiring developers to compensate neighbours who will be adversely affected by new developments that significantly reduce sunlight</li> </ul>
272.17	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables	Seek Amendment	<p>The proposal should provide protections for existing property rights. This could be achieved by:</p> <ul style="list-style-type: none"> <li>- increasing minimum plot sizes for plots with 3+ storey residential buildings to minimize the number of affected neighbours</li> <li>- requiring developers to compensate neighbours who will be adversely affected by new developments that significantly reduce sunlight</li> </ul>
272.18	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables	Seek Amendment	<p>The proposal should provide protections for existing property rights. This could be achieved by:</p>

				<p>- increasing minimum plot sizes for plots with 3+ storey residential buildings to minimize the number of affected neighbours</p> <p>- requiring developers to compensate neighbours who will be adversely affected by new developments that significantly reduce sunlight</p>
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Ian Chesterman

### Submitter 273

Original Submission No	Plan Change	Provision	Position	Decision Requested
273.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
273.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
273.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
273.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
273.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[S]eek[s] that the council drop [the Low Public Transport Accessibility Area] qualifying matter.
273.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[S]eek[s] that the council drop [the Low Public Transport Accessibility Area] qualifying matter.



273.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
273.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
273.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
273.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
273.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres.
273.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

## Robert Fleming

### Submitter 274

Original Submission No	Plan Change	Provision	Position	Decision Requested
274.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
274.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
274.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

274.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
274.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[S]eek[s] that the Council drop [the Low Public Transport Accessibility Area] qualifying matter.
274.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[S]eek[s] that the council drop [the Low Public Transport Accessibility Area] qualifying matter.
274.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
274.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
274.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
274.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
274.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres.
274.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
274.13	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

## Thomas Harrison

### Submitter 275

Original Submission No	Plan Change	Provision	Position	Decision Requested
275.1	PC14	14 - Residential	Seek Amendment	For CCC to add more controls to stop negative impacts on neighboring properties.

## Steve Burns

### Submitter 276

Original Submission No	Plan Change	Provision	Position	Decision Requested
276.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Seek maximum height of 5 stories in Christchurch
276.2	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.6 - Daylight recession planes	Support	[Retain sunlight access provisions]
276.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Support	[Retain sunlight access provisions]
276.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Support	[Retain sunlight access provisions]
276.5	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.4 - Daylight recession planes	Support	[Retain sunlight access provisions]
276.6	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards > 14.8.2.5 - Daylight recession planes	Support	[Retain sunlight access provisions]

276.7	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.4 - Daylight recession planes	Support	[Retain sunlight access provisions]
276.8	PC14	14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.2 - Built form standards > 14.10.2.4 - Daylight recession planes	Support	[Retain sunlight access provisions]
276.9	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.4 - Daylight recession plane	Support	[Retain sunlight access provisions]
276.10	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.2 - Daylight recession planes	Support	[Retain sunlight access provisions]
276.11	PC14	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	Support	[Retain sunlight access provisions]
276.12	PC14	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	Support	[Retain sunlight access provisions]
276.13	PC14	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	Support	[Retain sunlight access provisions]
276.14	PC14	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	Support	[Retain sunlight access provisions]
276.15	PC14	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	Support	[Retain sunlight access provisions]
276.16	PC14	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	Support	[Retain sunlight access provisions]
276.17	PC14	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	Support	[Retain sunlight access provisions]

276.18	PC14	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	Support	[Retain sunlight access provisions]
276.19	PC14	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	Support	[Retain sunlight access provisions]
276.20	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	Support	[Retain sunlight access provisions]
276.21	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.2 - Maximum building height	Seek Amendment	Seek maximum height of 5 stories in Christchurch
276.22	PC14	15 - Commercial > 15.5 - Rules - Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.2 - Maximum building height	Seek Amendment	Seek maximum height of 5 stories in Christchurch
276.23	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone > 15.6.2.1 - Maximum building height	Seek Amendment	Seek maximum height of 5 stories in Christchurch
276.24	PC14	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	Seek Amendment	Seek maximum height of 5 stories in Christchurch
276.25	PC14	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	Seek Amendment	Seek maximum height of 5 stories in Christchurch
276.26	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.1 - Maximum building height	Seek Amendment	Seek maximum height of 5 stories in Christchurch
276.27	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Seek Amendment	Seek maximum height of 5 stories in Christchurch

276.28	PC14	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	Seek Amendment	Seek maximum height of 5 stories in Christchurch
276.29	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) > 15.13.2.1 - Building height	Seek Amendment	Seek maximum height of 5 stories in Christchurch
276.30	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.3 - Access	Seek Amendment	That provisions are made for widening main transport routes to enable access.
276.31	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.3 - Access	Seek Amendment	That provisions are made for widening main transport routes to enable access.
276.32	PC14	7 - Transport > 7.4 - Rules - Transport > 7.4.3 - Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > 7.4.3.7 - Access design	Seek Amendment	That provisions are made for widening main transport routes to enable access.

## Eriki Tamihana

### Submitter 277

Original Submission No	Plan Change	Provision	Position	Decision Requested
277.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[Extend MRZ/ MDRS across] the hill suburbs, Belfast, Hoon Hay, Hei Hei, Casebrook, St Albans, Mairehau, Westhaven, Burwood, Parklands, Heathcote, Westmorland, Ilam, and Avonhead
277.2	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[Reduce extent of existing zones: <ul style="list-style-type: none"> <li>Residential Hills and Residential Suburban in the hill suburbs/Westmorland,</li> </ul>

				<ul style="list-style-type: none"> <li>Residential Suburban in Hoon Hay, Hei Hei, Ilam, Avonhead, Casebrook, Belfast, Mairehau/St Albans, Westhaven, Parklands, Burwood and Heathcote.]</li> </ul>
277.3	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Seek Amendment	[Remove QM Low Public Transport Accessibility]
277.4	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Seek Amendment	[Remove QM Low Public Transport Accessibility]

## Francine Bills

### Submitter 278

Original Submission No	Plan Change	Provision	Position	Decision Requested
278.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	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> ].
278.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	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> ].

## David Brown

### Submitter 280

Original Submission No	Plan Change	Provision	Position	Decision Requested
280.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Limit building heights to 14m as per the proposed medium density residential zone.

## Mary Crowe

### Submitter 281

Original Submission No	Plan Change	Provision	Position	Decision Requested
281.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	1. Amend the zoning of Hurley Street from High to Medium density.
281.2	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Chester Street East should receive heritage protection zoning for the whole length of the street.
281.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	1. Amend the zoning of Hurley Street from High to Medium density.

## Brendan McLaughlin

### Submitter 282

Original Submission No	Plan Change	Provision	Position	Decision Requested
282.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	No suburb should be classified as a High Density Residential Zone



282.2	PC14	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	Support	[M]ake tree canopies compulsory in suburbs
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**Damon Ross**

**Submitter 283**

Original Submission No	Plan Change	Provision	Position	Decision Requested
283.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Retain High Density Residential Zoning in the Papanui area]
283.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Support	[Retain HRZ provisions as notified]

**Tricia Ede**

**Submitter 284**

Original Submission No	Plan Change	Provision	Position	Decision Requested
284.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.1 - Permitted activities	Not Stated	Seeks three houses on one property be disallowed.
284.2	PC14	7 - Transport > 7.5 - Appendices > 7.5.1 - Appendix 7.5.1 Parking space requirements	Not Stated	Seeks three houses on one property be disallowed.

## Michael Skinner

### Submitter 285

Original Submission No	Plan Change	Provision	Position	Decision Requested
285.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.]

## Millie Silvester

### Submitter 286

Original Submission No	Plan Change	Provision	Position	Decision Requested
286.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
286.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.

Mark Nichols

Submitter 287

Original Submission No	Plan Change	Provision	Position	Decision Requested
287.1	PC14	20 - All of Plan	Seek Amendment	Seek densification in a planned and staged way by staging the effective date of the zoning changes in for example rings coming out from the city centre and/or major shopping areas, so that the densification occurs in a structured way over time, rather than in a haphazard way across most of the city. This will allow for a more staged build out of the infrastructure required to support the densification.
287.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Seek densification in a planned and staged way by staging the effective date of the zoning changes in for example rings coming out from the city centre and/or major shopping areas, so that the densification occurs in a structured way over time, rather than in a haphazard way across most of the city. This will allow for a more staged build out of the infrastructure required to support the densification.
287.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Seek densification in a planned and staged way by staging the effective date of the zoning changes in for example rings coming out from the city centre and/or major shopping areas, so that the densification occurs in a structured way over time, rather than in a haphazard way across most of the city. This will allow for a more staged build out of the infrastructure required to support the densification.
287.4	PC14	14 - Residential	Seek Amendment	Seek densification in a planned and staged way by staging the effective date of the zoning changes in for example rings coming out from the city centre and/or major shopping areas, so that the densification occurs in a structured way over time, rather than in a haphazard way across most of the city. This will allow for a more staged build out of the infrastructure required to support the densification.

## Waipapa Papanui-Innes-Central Community Board

### Submitter 288

Original Submission No	Plan Change	Provision	Position	Decision Requested
288.1	PC14	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	Support	[S]eeks the advancement of the signalled Qualifying Matters and mechanisms protecting sunlight access.
288.2	PC14	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	Support	[S]eeks the advancement of the signalled Qualifying Matters and mechanisms protecting tree canopy.
288.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Seek Amendment	The Board recognises that onsite parking is not a provision for residential development, however the Board wants to have compulsory provision introduced for loading bays and accessible parking.
288.4	PC14	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	Seek Amendment	The Board recognises that onsite parking is not a provision for residential development, however the Board wants to have compulsory provision introduced for loading bays and accessible parking. The Board believes there is a need to review options whereby residents could request resident-only parking through a permit system
288.5	PC14	7 - Transport > 7.2 - Objectives and policies > 7.2.1 - Objective - Integrated transport system for Christchurch District	Seek Amendment	The Board recommends a residents parking permit system for high density residential development areas.

288.6	PC14	18 - Open Space > 18.2 - Objectives and Policies > 18.2.1 - Objectives > 18.2.1.1 - Objective - Provision of open spaces and recreation facilities	Not Stated	The Board having reviewed maps of the Board area considers there are some need for additional greenspace, particularly around St Albans.
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### Cody Cooper

### Submitter 289

Original Submission No	Plan Change	Provision	Position	Decision Requested
289.1	PC14	20 - All of Plan	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.
289.2	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Seek Amendment	Amend the minimum section size to be less than as currently proposed.
289.3	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Oppose	Remove Lyttelton as a heritage area and instead pick a specific street or smaller area to designate as heritage.
289.4	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Oppose	Remove Lyttelton as a heritage area and instead pick a specific street or smaller area to designate as heritage.

## Alex Hallatt

### Submitter 290

Original Submission No	Plan Change	Provision	Position	Decision Requested
290.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Prepare for more heavy rain events and higher tides as predicted by the Intergovernmental Panel on Climate Change.
290.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Amend to require all new builds to provide stormwater collection and storage, either via tanks, or using natural systems such as raingardens.

## Sarah van der Burch

### Submitter 291

Original Submission No	Plan Change	Provision	Position	Decision Requested
291.1	PC14	22 - ExternalSubmissions	Not Stated	Support for intensification where stormwater and climate change is considered.

Julie Farrant

Submitter 292

Original Submission No	Plan Change	Provision	Position	Decision Requested
292.1	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.13 - Objective - Infrastructure	Seek Amendment	Seeks amendments to ensure that existing stormwater infrastructure is competent for [high density accommodation development].
292.2	PC14	20 - All of Plan	Support	Seeks amendments to ensure that existing stormwater infrastructure is competent for [high density accommodation development].
292.3	PC14	14 - Residential	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

Exsto Architecture

Submitter 293

Original Submission No	Plan Change	Provision	Position	Decision Requested
293.1	PC14	20 - All of Plan	Support	[S]upports the MDRS rule change and the Qualifying Matter proposals.
293.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Seek Amendment	That the strike out of the NIL text be removed in table clause iv of provision 14.5.2.7.
293.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.12 - Ground floor habitable room	Seek Amendment	Amend the wording of clause (ii), provision 14.5.2.12 to 'shall have at least 50% of any ground floorarea as habitable rooms'.

293.4	PC14	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	Support	[S]upports the MDRS rule change and the Qualifying Matter proposals.
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## Chessa Crow

### Submitter 294

Original Submission No	Plan Change	Provision	Position	Decision Requested
294.1	PC14	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	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.
294.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Seek maximum height of two-storey in the New Brighton area.
294.3	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	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.
294.4	PC14	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	Seek Amendment	Seek to require on-site carparking for residential developments
294.5	PC14	20 - All of Plan	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.
294.6	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Seek to reduce extent / Remove Medium Residential zoning from New Brighton area and amend to be Residential Suburban Transition Zone
294.7	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Seek to retain existing residential zones (Residential Suburban and Residential Suburban Density Transition) in New Brighton area.
294.8	PC14	19 - Planning Maps > 19.10 - Any other zones	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]
294.9	PC14	20 - All of Plan	Seek Amendment	Seek to Improve transport links and public transport service to New Brighton area
294.10	PC14	20 - All of Plan	Seek Amendment	Seek to provide more infrastructure and facilities in New Brighton
294.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	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.
294.12	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Seek Amendment	Seek to reduce extent / Remove Medium Residential zoning from New Brighton area and amend to be Residential Suburban Transition Zone

**Barry Newman**

**Submitter 295**

Original Submission No	Plan Change	Provision	Position	Decision Requested
295.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	I would like the existing process of council and neighbour consent remain.
295.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	I would like the existing process of council and neighbour consent remain.
295.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	I would like the existing process of council and neighbour consent remain.
295.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	I would like the existing process of council and neighbour consent remain.
295.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables	Oppose	I would like the existing process of council and neighbour consent remain.
295.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables	Support	I would like the existing process of council and neighbour consent remain.

**Danielle Barwick**

**Submitter 296**

Original Submission No	Plan Change	Provision	Position	Decision Requested
296.1	PC14	20 - All of Plan	Seek Amendment	Upgrade storm and wastewater infrastructure to better service existing and proposed future needs before allowing increased housing density.

Kate Z

Submitter 297

Original Submission No	Plan Change	Provision	Position	Decision Requested
297.1	PC14	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	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.2	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.3 - Building height	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.

297.7	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.1 - Activity status tables > 14.7.1.3 - Restricted discretionary activities	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.8	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.2 - Building height	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.9	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.1 - Activity status tables > 14.8.1.3 - Restricted discretionary activities	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.10	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards > 14.8.2.2 - Building height	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.11	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.1 - Activity status tables > 14.9.1.4 - Discretionary activities	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.12	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.2 - Building height	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.13	PC14	14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.1 - Activity status tables > 14.10.1.4 - Discretionary activities	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.14	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards > 14.11.2.3 - Maximum building height	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.

297.15	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.1 - Activity status table > 14.12.1.3 - Restricted discretionary activities	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.16	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.1 - Building height	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.17	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.1 - Activity status tables - Town Centre Zone > 15.4.1.3 - 15.4.1.3 Restricted discretionary activities	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.18	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.2 - Maximum building height	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.19	PC14	15 - Commercial > 15.5 - Rules - Local Centre Zone > 15.5.1 - Activity status tables - Local Centre Zone > 15.5.1.3 - Restricted discretionary activities	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.20	PC14	15 - Commercial > 15.5 - Rules - Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.2 - Maximum building height	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.21	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.1 - Activity status tables - Neighbourhood Centre Zone > 15.6.1.3 - Restricted discretionary activities	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.22	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone > 15.6.2.1 - Maximum building height	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.

297.23	PC14	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	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.24	PC14	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	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.25	PC14	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	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.26	PC14	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	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.27	PC14	15 - Commercial > 15.9 - Rules - Commercial Office Zone > 15.9.1 - Activity status tables - Commercial Office Zone > 15.9.1.3 - Restricted discretionary activities	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.28	PC14	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	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.29	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.3 - Restricted discretionary activities	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.30	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.1 - Maximum building height	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.

297.31	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.3 - Restricted discretionary activities	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.32	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.1 - Activity status tables - Central City Mixed Use Zone > 15.12.1.3 - Restricted discretionary activities	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.33	PC14	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	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.34	PC14	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	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.35	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) > 15.13.2.1 - Building height	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.36	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.1 - Permitted activities	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.
297.37	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.3 - Restricted discretionary activities	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.

## Mason Plato

### Submitter 298

Original Submission No	Plan Change	Provision	Position	Decision Requested
298.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Seek to remove Medium Density Residential Zone.
298.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Seek to remove Medium Density Residential Zone.
298.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.1 - Site density and servicing	Oppose	Seek to remove Medium Density Residential Zone.
298.4	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Seek to remove Medium Density Residential Zone.

## Luke Cairns

### Submitter 299

Original Submission No	Plan Change	Provision	Position	Decision Requested
299.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	[F]or the council to accept PC14, with the proposed sunlight-qualifying matters removed.



## Sam Holdaway

### Submitter 300

Original Submission No	Plan Change	Provision	Position	Decision Requested
300.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Include Kenwyn Ave in Medium Density [or]...introduce a medium zone between the [Residential Suburban Density] and Medium Density.
300.2	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Include Kenwyn Ave in Medium Density [or]...introduce a medium zone between the [Residential Suburban Density] and Medium Density.
300.3	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Seek Amendment	Include Kenwyn Ave in Medium Density [or]...introduce a medium zone between the [Residential Suburban Density] and Medium Density.

## Shayne Andreasend

### Submitter 301

Original Submission No	Plan Change	Provision	Position	Decision Requested
301.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	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.
301.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Restrict the High Density Zone to INSIDE the four avenues

## Nick Edwards

### Submitter 302

Original Submission No	Plan Change	Provision	Position	Decision Requested
302.1	PC14	20 - All of Plan	Support	Approve the proposed change.

## Bron Durdin

### Submitter 303

Original Submission No	Plan Change	Provision	Position	Decision Requested
303.1	PC14	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	Seek Amendment	[Require access and parking areas to use permeable materials] Enforce storm water planning with porous materials in driveway developments.
303.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
303.3	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	[Expand Character Areas to include other areas with established trees and gardens (e.g. lower Cashmere, Beckenham, Hillsborough, Cracroft, Somerfield, Opawa)]
303.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Amend height in relation to boundary rule in Medium Density Residential Zone so that adjacent sites receive year-round access to sunlight.
303.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built	Seek Amendment	Change the current Medium Density Residential Zone [only in the outer residential suburbs]

		form standards > 14.5.2.3 - Building height and maximum number of storeys		building height limit to restrict three storey units and allow up to two storey units.
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**Julia Mallett**

**Submitter 304**

Original Submission No	Plan Change	Provision	Position	Decision Requested
304.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Introduce a qualifying matter to reduced the MDZ around suburban schools
304.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.1 - Site density and servicing	Seek Amendment	Increase planting requirements by reducing density/height limits in MDZ.
304.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Increase planting requirements by reducing density/height limits in MDZ.
304.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards	Seek Amendment	Require development to be in keeping with the style and sensibility of the existing neighbourhood.

**Vickie Hearnshaw**

**Submitter 305**

Original Submission No	Plan Change	Provision	Position	Decision Requested
305.1	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.1 - Residential design principles	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more

				appropriate design outcomes for higher density housing]
305.2	PC14	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	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
305.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
305.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
305.5	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.1 - Activity status tables > 14.7.1.3 - Restricted discretionary activities	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
305.6	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.1 - Activity status tables > 14.8.1.3 - Restricted discretionary activities	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
305.7	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.1 - Activity status tables > 14.9.1.3 - Restricted discretionary activities	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
305.8	PC14	14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.1 - Activity status tables > 14.10.1.3 - Restricted discretionary activities	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
305.9	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.1 - Activity status tables > 14.11.1.3 - Restricted discretionary activities	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more

				appropriate design outcomes for higher density housing]
305.10	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.1 - Activity status table > 14.12.1.3 - Restricted discretionary activities	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
305.11	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.1 - Activity status tables - Neighbourhood Centre Zone > 15.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
305.12	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.3 - Restricted discretionary activities	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
305.13	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.1 - Activity status tables - Central City Mixed Use Zone > 15.12.1.3 - Restricted discretionary activities	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
305.14	PC14	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	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
305.15	PC14	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)	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
305.16	PC14	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	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]
305.17	PC14	15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame) > 15.13.1 - Activity status tables -	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more

		Central City Mixed Use Zone (South Frame) > 15.13.1.3 - Restricted discretionary activities		appropriate design outcomes for higher density housing]
305.18	PC14	20 - All of Plan	Support	[S]upport[s] the idea of developing a new town plan.

## Matty Lovell

### Submitter 306

Original Submission No	Plan Change	Provision	Position	Decision Requested
306.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[That] St James Avenue, Papanui [is not zoned] High Density Residential.
306.2	PC14	20 - All of Plan	Oppose	[T]hat this intensification change be dismissed entirely and the [District Plan] remains as is.
306.3	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[That] St James Avenue, Papanui [retains its existing zoning]
306.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Seek Amendment	[That] St James Avenue, Papanui [is not zoned] High Density Residential.

## Robert Fletcher

### Submitter 307

Original Submission No	Plan Change	Provision	Position	Decision Requested
307.1	PC14	20 - All of Plan	Support	Support the plan change and would like to see it implemented with no further amendments.
307.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Support	Support the creation of Medium-Density Residential rules
307.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Seeks to reduce or remove the number of qualifying matter exceptions added since last year.]

307.4	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Seek Amendment	[Seeks to reduce or remove the number of qualifying matter exceptions added since last year]
307.5	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Seek Amendment	[Seeks to reduce or remove the number of qualifying matter exceptions added since last year]

**Tony Pennell**

**Submitter 308**

Original Submission No	Plan Change	Provision	Position	Decision Requested
308.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible
308.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.
308.3	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.
308.4	PC14	15 - Commercial > 15.5 - Rules - Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.
308.5	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone	Seek Amendment	[New built form standard to require] provision for future solar panel

				installation unless orientation north is impossible.
308.6	PC14	15 - Commercial > 15.8 - Rules - Large Format Retail Zone > 15.8.2 - Built form standards - Large Format Retail Zone	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.
308.7	PC14	15 - Commercial > 15.9 - Rules - Commercial Office Zone > 15.9.2 - 15.8.2 Built form standards - Commercial Office Zone	Support	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.
308.8	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone	Support	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.
308.9	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.
308.10	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.2 - Built form standards - Central City Mixed Use Zone	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.
308.11	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)	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.
308.12	PC14	16 - Industrial > 16.4 - Rules - Industrial General Zone > 16.4.2 - Built form standards - Industrial General Zone	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.
308.13	PC14	16 - Industrial > 16.5 - Rules - Industrial Heavy Zone > 16.5.2 - Built form standards - Industrial Heavy Zone	Seek Amendment	[New built form standard to require] provision for future solar panel



				installation unless orientation north is impossible.
308.14	PC14	16 - Industrial > 16.6 - Rules - Industrial Park Zone > 16.6.2 - Built form standards - Industrial Park Zone	Seek Amendment	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.

**Jack van Beynen**

**Submitter 309**

Original Submission No	Plan Change	Provision	Position	Decision Requested
309.1	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Oppose	[Retain existing height limits in the City Centre Zone]

**Sarah Flynn**

**Submitter 310**

Original Submission No	Plan Change	Provision	Position	Decision Requested
310.1	PC14	8 - Subdivision, Development and Earthworks	Seek Amendment	[Insert provisions to encourage the retention and recycling of materials from demolished buildings]
310.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	[That] increased height limits [are not] allowed in residential areas without the need to apply for resource consent.

310.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	[That] increased height limits [are not] allowed in residential areas without the need to apply for resource consent.
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### Barry Newcombe

#### Submitter 311

Original Submission No	Plan Change	Provision	Position	Decision Requested
311.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	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?

### Joyce Fraser

#### Submitter 312

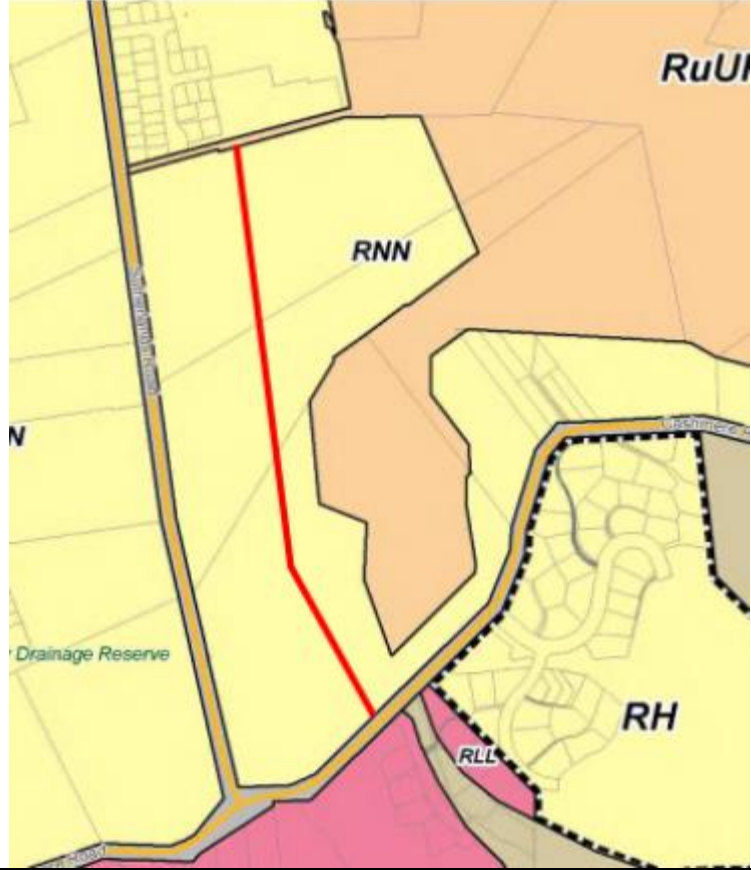
Original Submission No	Plan Change	Provision	Position	Decision Requested
312.1	PC14	7 - Transport > 7.4 - Rules - Transport > 7.4.3 - Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone) > 7.4.3.1 - Minimum and maximum number and dimensions of car parking spaces required	Seek Amendment	[Require] off-street parking as a design requirement for new developments.
312.2	PC14	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	Support	[Retain] cycle storage as a design requirement for new developments.

312.3	PC14	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	Seek Amendment	[Require provision for] EV charging stations as a design requirement for new developments.
312.4	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Support	[Retain the Low Public Transport Accessibility Qualifying Matter]
312.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Support	[Retain Low Public Transport Accessibility Qualifying Matter]

### John Rice

### Submitter 313

Original Submission No	Plan Change	Provision	Position	Decision Requested
313.1	PC14	19 - Planning Maps > 19.10 - Any other zones	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:



## Graham Townsend

### Submitter 314

Original Submission No	Plan Change	Provision	Position	Decision Requested
314.1	PC14	20 - All of Plan	Support	[Retain provisions that enable intensification]
314.2	PC14	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	Support	[Continue to add to the] growing network of cycle/walking tracks across the city and plan for better public transport options.
314.3	PC14	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	Support	[Retain proposed financial contributions]
314.4	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards	Seek Amendment	[New built form standards to require roofing colours with low reflectivity and] roof-runoff rainwater storage.
314.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards	Seek Amendment	[New built form standards to require roofing colours with low reflectivity and] roof-runoff rainwater storage.
314.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards	Seek Amendment	[Newbuilt form standards to require roofing colours with low reflectivity and]roof-runoff rainwater storage.
314.7	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards	Seek Amendment	[Newbuilt form standards to require roofing colours with low reflectivity and]roof-runoff rainwater storage.
314.8	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards	Seek Amendment	[Newbuilt form standards to require roofing colours with low reflectivity and]roof-runoff rainwater storage.

314.9	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards	Seek Amendment	[Newbuilt form standards to require roofing colours with low reflectivity and]roof-runoff rainwater storage.
314.10	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards	Seek Amendment	[Newbuilt form standards to require roofing colours with low reflectivity and]roof-runoff rainwater storage.
314.11	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone	Seek Amendment	[Newbuilt form standards to require roofing colours with low reflectivity and]roof-runoff rainwater storage.

**Denis Morgan**

**Submitter 315**

Original Submission No	Plan Change	Provision	Position	Decision Requested
315.1	PC14	7 - Transport	Seek Amendment	Given that PC14 emphasises high density within walking distance to key transport routes, HDZ streets (particularly the narrow Merivale streets) should be restricted from all parking to encourage biking and walking, to improve spatial separation around high density residential units, to improve pedestrian and cyclist safety, and reduce emissions to meet the PC14 Objective + Policies. Common sense dictates a proper transport analysis contemporaneously with PC14/MDRS.
315.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	14.6.2.2 Requested Action o Delete the second sentence of Clause 14.6.2.2
315.3	PC14	14 - Residential	Support	I have no objection to high(er) density housing.

				I have no objection to high(er) density in my neighbourhood.
315.4	PC14	20 - All of Plan	Seek Amendment	<p>I have a <b>strong</b> objection to.</p> <ul style="list-style-type: none"> <li>• <b>Lack of proper social impact assessment*</b></li> <li>• Lack of community consultation by the NZ House of Representatives.</li> <li>• Every 300 square metre section in HDZ being a candidate.</li> <li>• Scant references within Sec 32 documents to American and European practices but no science or studies of similar experiences especially at similar latitudes. The reports are opinions without community input or facts.</li> </ul>
315.5	PC14	20 - All of Plan	Not Stated	<b><i>I have major concerns about quality of life with PC14 changes.</i></b>
315.6	PC14	7 - Transport	Seek Amendment	<p>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.</p> <p>Common sense dictates a proper transport analysis contemporaneously with PC14/MDRS.</p>
315.7	PC14	8 - Subdivision, Development and Earthworks	Seek Amendment	Any subdivision of Lot 3 DP27773 is restricted to no more than one residential unit accessing easement 192726.
315.8	PC14	8 - Subdivision, Development and Earthworks	Seek Amendment	That a subdivision creating 18 residential units is outside the scope of PC14 and not inkeeping with neighbourhood amenity values of 48 Murray Place, Merivale.
315.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 -	Seek Amendment	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

		Built form standards > 14.6.2.2 - Height in relation to boundary		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.]  See over for drawing [on the last page of the submission]
315.10	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables	Seek Amendment	Any subdivision of Lot 3 DP27773 [should be] restricted to no more than one residential unit accessing easement 192726.
315.11	PC14	20 - All of Plan	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.

Jo Jeffery

### Submitter 316

Original Submission No	Plan Change	Provision	Position	Decision Requested
316.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	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.



316.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	[Lower maximum building heights in Merivale - relates to request for Residential Character Area]
316.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	[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]
316.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
316.5	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	[Remove MRZ] Keep the height change proposal within the four avenues until such a time that further housing is required outside of that.
316.6	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[Retain existing/operative residential zones outside the four avenues]

### Dr Sandy Bond LLC (self)

#### Submitter 317

Original Submission No	Plan Change	Provision	Position	Decision Requested
317.1	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Oppose	[Seeks that] the height limits reduced. [Seeks that buildings are limited to] 5-6 storey buildings as the maximum height.

## Nicholas Latham

### Submitter 318

Original Submission No	Plan Change	Provision	Position	Decision Requested
318.1	PC14	20 - All of Plan	Seek Amendment	[Seeks] [l]ess restrictions on increasing housing, especially mixed zone areas  Support[s] more housing, with an especially in the city centre
318.2	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	[Seeks] [l]ess restrictions on increasing housing, especially mixed zone areas  Support[s] more housing, with an especially in the city centre
318.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[Seeks] [l]ess restrictions on increasing housing, especially mixed zone areas  Support[s] more housing, with an especially in the city centre

## Charlotte Smith

### Submitter 319

Original Submission No	Plan Change	Provision	Position	Decision Requested
319.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Reduce height limit to maximum two storeys

**Mark Figgitt**

**Submitter 320**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
320.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Ensure that all high density is consented and checked for compliance across the Board.
320.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	[Oppose the High Density Residential Zoning] and ensure that all high density is consented and checked for compliance across the Board.

**George Hoofft**

**Submitter 321**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
321.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[Retain existing residential zones, outside the four aves and other new designated areas]
321.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[Retain existing residential zones, outside the four aves and other new designated areas]

## Michael Campbell

### Submitter 322

Original Submission No	Plan Change	Provision	Position	Decision Requested
322.1	PC14	19 - Planning Maps > 19.4 - QM - Low PT	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	PC14	19 - Planning Maps > 19.4 - QM - Low PT	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.

## Darryl Swann

### Submitter 323

Original Submission No	Plan Change	Provision	Position	Decision Requested
323.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Retain the operative District Plan zoning of land outside the Centre City.
323.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Retain the operative District Plan zoning of land outside the Centre City.

Ivan Thomson

Submitter 324

Original Submission No	Plan Change	Provision	Position	Decision Requested
324.1	PC14	19 - Planning Maps > 19.10 - Any other zones	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.
324.2	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	Confirm the Waterway Setback that applies to Pope's Drain is 5m.

Michael Galambos

Submitter 325

Original Submission No	Plan Change	Provision	Position	Decision Requested
325.1	PC14	7 - Transport > 7.5 - Appendices > 7.5.1 - Appendix 7.5.1 Parking space requirements	Seek Amendment	[R]equire: 1 - High-Density Residential Zones be required to provide a minimum of one off-street parking space for each unit. These parking spaces should be allocated to a unit and have conduit from the switchboard to the parking space to permit future provision of an EV charger. 2 - High-Density Residential Zones be required to provide a lock-up for each unit sufficiently sized to store one e-bike per room. Lock-ups shall have a power supply. 3 - Medium-Density Residential Zones be required to provide a single garage for 50% of units. 4 - Medium-Density Residential Zones be required to provide a double garage for 25% of units.
325.2	PC14	14 - Residential > 14.6 - Rules - High Density	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

		Residential Zone > 14.6.2 - Built form standards		conduit from the switchboard to the parking space to permit future provision of an EV charger.
325.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards	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.
325.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards	Seek Amendment	[R]equire: 3 - Medium-Density Residential Zones be required to provide a single garage for 50% of units.
325.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards	Seek Amendment	[R]equire: 4 - Medium-Density Residential Zones be required to provide a double garage for 25% of units.

### Vivienne Boyd

#### Submitter 326

Original Submission No	Plan Change	Provision	Position	Decision Requested
326.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	That higher density housing [is not enabled] on narrow, no exit streets.
326.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	That higher density housing [is not enabled] on narrow, no exit streets.

### Mike Oxloug

#### Submitter 327

Original Submission No	Plan Change	Provision	Position	Decision Requested
327.1	PC14	20 - All of Plan	Oppose	Oppose Plan Change 14 in entirety.

327.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	The submitter opposes the Medium Density Residential zone.
327.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	The submitter opposes the High Density Residential Zone.
327.4	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	The submitter opposes the Medium Density Residential zone.

## Bruce Taylor

### Submitter 328

Original Submission No	Plan Change	Provision	Position	Decision Requested
328.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Replace the HDRZ zoning with MDRS for all the properties on the east side of Allister Avenue [Merivale]
328.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	That the eastern side of Allister Avenue (Merivale) be zoned MRZ

## Dominic Mahoney

### Submitter 329

Original Submission No	Plan Change	Provision	Position	Decision Requested
329.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Remove High Density Residential Zoning from Perry Street [Merivale]
329.2	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Retain [operative] Residential Suburban zoning on Perry Street [Merivale]
329.3	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	[That] four streets (St James, Windermere, Dormer and Perry) [are recognised as a Residential Heritage Area]

329.4	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	[That] four streets (St James, Windermere, Dormer and Perry) [are recognised as a Residential Heritage Area]
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## John Stackhouse

### Submitter 330

Original Submission No	Plan Change	Provision	Position	Decision Requested
330.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.
330.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	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.
330.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Seek Amendment	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.
330.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Recession planes would be applied to the new boundary 6m from the neighbouring MDZ properties.



Clare Mackie

Submitter 331

Original Submission No	Plan Change	Provision	Position	Decision Requested
331.1	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Oppose the Sunlight Access Qualifying Matter as part of CCC's PC14.
331.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Oppose the Sunlight Access Qualifying Matter as part of CCC's PC14.

Neil Hodgson

Submitter 332

Original Submission No	Plan Change	Provision	Position	Decision Requested
332.1	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	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.  The submitter seeks to add this amendment to any changes to resource management laws.

Eric Ackroyd

Submitter 333

Original Submission No	Plan Change	Provision	Position	Decision Requested
333.1	PC14	3 - Strategic Directions > 3.1 - Introduction	Seek Amendment	That higher density housing development be prioritised in the city centre ahead of other residential zones.
333.2	PC14	20 - All of Plan	Seek Amendment	That higher density housing development be prioritised in the city centre ahead of other residential zones.
333.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	That higher density housing development be prioritised in the city centre ahead of other residential zones.
333.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	That higher density housing development be prioritised in the city centre ahead of other residential zones.
333.5	PC14	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	Seek Amendment	That higher density residential zones will need strict noise limits.
333.6	PC14	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	Seek Amendment	That higher density residential zones will need strict noise limits.
333.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.5 - Zone Specific Noise Rules > 6.1.5.2 - Noise	Seek Amendment	That higher density residential zones will need strict noise limits.

		Standards > 6.1.5.2.1 - Zone noise limits outside the Central City		
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**Michael Tyuryutikov**

**Submitter 334**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
334.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.5 - Outdoor living space	Oppose	Retain existing minimal courtyard area rules for residential properties.
334.2	PC14	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	Oppose	Retain existing parking space rules for residential properties.
334.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Retain existing sunlight requirements for residential properties.
334.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Retain existing sunlight requirements for residential properties.
334.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.10 - Outdoor living space	Oppose	Retain existing minimal courtyard area rules for residential properties.

Lorraine Wilmshurst

Submitter 335

Original Submission No	Plan Change	Provision	Position	Decision Requested
335.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Opposes the rezoning of land within suburbs to Medium or High Density Residential proposed in Plan Change 14.
335.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Oppose the rezoning of suburban areas to Medium or High Density Residential
335.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Opposes the building heights in the Medium or High Density Residential zones.
335.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Opposes the building heights in the Medium or High Density Residential zones.
335.5	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[That] suburban areas [are not zoned] Medium Density Residential
335.6	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[That] suburban areas [are not zoned] High Density Residential
335.7	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[That suburban areas retain the existing operative zoning]

## John Walker

### Submitter 336

Original Submission No	Plan Change	Provision	Position	Decision Requested
336.1	PC14	20 - All of Plan	Support	[Retain all provisions] - I support the proposed plan change as it is.
336.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Support	[Retain all provisions]

## Anna Melling

### Submitter 337

Original Submission No	Plan Change	Provision	Position	Decision Requested
337.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	That maximum heights be lowered to account for lower sun height further south.
337.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	That maximum heights be lowered to account for lower sun height further south.
337.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	That maximum heights be lowered to account for lower sun height further south.
337.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	That maximum heights be lowered to account

				for lower sun height further south.
337.5	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.2 - Maximum building height	Seek Amendment	That maximum heights be lowered to account for lower sun height further south.
337.6	PC14	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	Seek Amendment	That maximum heights be lowered to account for lower sun height further south.
337.7	PC14	15 - Commercial > 15.5 - Rules - Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.2 - Maximum building height	Seek Amendment	That maximum heights be lowered to account for lower sun height further south.
337.8	PC14	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	Seek Amendment	That maximum heights be lowered to account for lower sun height further south.
337.9	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone > 15.6.2.1 - Maximum building height	Seek Amendment	That maximum heights be lowered to account for lower sun height further south.
337.10	PC14	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	Seek Amendment	That maximum heights be lowered to account for lower sun height further south.
337.11	PC14	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	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.
337.12	PC14	15 - Commercial > 15.7 - Rules - Commercial Banks Peninsula Zone > 15.7.2 - Built form standards - Commercial Banks Peninsula Zone >	Seek Amendment	That maximum heights will be lowered to

		15.7.2.5 - Sunlight and outlook at boundary with a residential zone or any public space		account for lower sun height further south.
337.13	PC14	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	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.
337.14	PC14	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	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.
337.15	PC14	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	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.
337.16	PC14	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	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.
337.17	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.1 - Maximum building height	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.
337.18	PC14	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	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.
337.19	PC14	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	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.
337.20	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Seek Amendment	That maximum heights will be lowered to

				account for lower sun height further south.
337.21	PC14	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	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.
337.22	PC14	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	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.
337.23	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) > 15.13.2.1 - Building height	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.
337.24	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	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.

**Kate Revell**

**Submitter 338**

Original Submission No	Plan Change	Provision	Position	Decision Requested
338.1	PC14	20 - All of Plan	Oppose	Restrict building heights to a maximum of 22 metres.
338.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Restrict building heights to a maximum of 22 metres.



338.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Restrict building heights to a maximum of 22 metres.
338.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.1 - Building height	Seek Amendment	Restrict building heights to a maximum of 22 metres.
338.5	PC14	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	Seek Amendment	Restrict building heights to a maximum of 22 metres
338.6	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.2 - Maximum building height	Seek Amendment	Restrict building heights to a maximum of 22 metres.
338.7	PC14	15 - Commercial > 15.5 - Rules - Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.2 - Maximum building height	Seek Amendment	Restrict building heights to a maximum of 22 metres.
338.8	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone > 15.6.2.1 - Maximum building height	Seek Amendment	Restrict building heights to a maximum of 22 metres.
338.9	PC14	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	Seek Amendment	Restrict building heights to a maximum of 22 metres.
338.10	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.1 - Maximum building height	Seek Amendment	Restrict building heights to a maximum of 22 metres.
338.11	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.3 - Restricted discretionary activities	Seek Amendment	Restrict building heights to a maximum of 22 metres.
338.12	PC14	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	Seek Amendment	Restrict building heights to a maximum of 22 metres.
338.13	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) > 15.13.2.1 - Building height	Seek Amendment	Restrict building heights to a maximum of 22 metres.

Chris Neame

Submitter 339

Original Submission No	Plan Change	Provision	Position	Decision Requested
339.1	PC14	20 - All of Plan	Oppose	Restrict maximum height for development to 22 metres
339.2	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.3 - Building height	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
339.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Restrict maximum height for development to 22 metres
339.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Restrict maximum height for development to 22 metres
339.5	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.1 - Building height	Seek Amendment	Restrict maximum height for development to 22 metres
339.6	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.2 - Maximum building height	Support	Restrict maximum height for development to 22 metres
339.7	PC14	15 - Commercial > 15.5 - Rules - Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.2 - Maximum building height	Seek Amendment	Restrict maximum height for development to 22 metres

339.8	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone > 15.6.2.1 - Maximum building height	Seek Amendment	Restrict maximum height for development to 22 metres
339.9	PC14	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	Seek Amendment	Restrict maximum height for development to 22 metres
339.10	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.1 - Maximum building height	Seek Amendment	Restrict maximum height for development to 22 metres
339.11	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.3 - Restricted discretionary activities	Seek Amendment	Restrict maximum height for development to 22 metres
339.12	PC14	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	Seek Amendment	Restrict maximum height for development to 22 metres
339.13	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) > 15.13.2.1 - Building height	Seek Amendment	Restrict maximum height for development to 22 metres

**Kirsten Templeton**

**Submitter 340**

Original Submission No	Plan Change	Provision	Position	Decision Requested
340.1	PC14	14 - Residential	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.
340.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.1 - Permitted activities	Oppose	[Opposes allowance for three units as a permitted activity]
340.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	[That three storey height is not permitted]
340.4	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[That Avonhead is not zoned Medium Density Residential]
340.5	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[That Avonhead retains Residential Suburban zoning]

### Rosemary Baird Williams

#### Submitter 341

Original Submission No	Plan Change	Provision	Position	Decision Requested
341.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	Retain the Evesham Crescent and Bewdley Street Residential Character Area.

### Adrien Taylor

#### Submitter 342

Original Submission No	Plan Change	Provision	Position	Decision Requested
342.1	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery >	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

		6.10.4 - 6.10A Tree Canopy Cover and Financial contributions		
342.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
342.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
342.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
342.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
342.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
342.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
342.8	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
342.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Retain proposed extent of high density residential zones]
342.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Retain HRZ provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.

342.11	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
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David Mallett

Submitter 343

Original Submission No	Plan Change	Provision	Position	Decision Requested
343.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	[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.

Luke Baker-Garters

Submitter 344

Original Submission No	Plan Change	Provision	Position	Decision Requested
344.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Removal of the city-wide sunlight access qualifying matter in its entirety
344.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Removal of the city-wide sunlight access qualifying matter in its entirety
344.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Removal of the city-wide sunlight access qualifying matter in its entirety

344.4	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Removal of the city-wide sunlight access qualifying matter in its entirety
344.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Removal of the Public transport accessibility restriction qualifying matter in its entirety
344.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Removal of the Public transport accessibility restriction qualifying matter in its entirety
344.7	PC14	19 - Planning Maps > 19.10 - Any other zones	Oppose	Removal of all central city maximum building height overlays.
344.8	PC14	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	Oppose	Removal of all central city maximum building height overlays.
344.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Removal of all central city maximum building height overlays.
344.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Removal of all central city maximum building height overlays.
344.11	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards > 14.11.2.3 - Maximum building height	Oppose	Removal of all central city maximum building height overlays.
344.12	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone > 15.6.2.1 - Maximum building height	Oppose	Removal of all central city maximum building height overlays.
344.13	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Oppose	Removal of all central city maximum building height overlays.
344.14	PC14	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	Oppose	Removal of all central city maximum building height overlays.

344.15	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) > 15.13.2.1 - Building height	Oppose	Removal of all central city maximum building height overlays.
344.16	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone	Seek Amendment	Amend plan change 14 to zone all of the central city to mixed use zoning.
344.17	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Amend plan change 14 to zone all of the central city to mixed use zoning.
344.18	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Amend plan change 14 to zone all of the central city to mixed use zoning.
344.19	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Amend plan change 14 to zone all of the central city to mixed use zoning.

### Monique Knaggs

#### Submitter 345

Original Submission No	Plan Change	Provision	Position	Decision Requested
345.1	PC14	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	Support	Seeks that the council retains the tree canopy requirement and contributions plan.
345.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	Seeks that the council retains the tree canopy requirement and contributions plan.
345.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	Seeks that the council retains the tree canopy requirement and contributions plan.



345.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	Seeks that the council retains the tree canopy requirement and contributions plan.
345.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek that the council drop this qualifying matter.
345.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek that the council drop this qualifying matter.
345.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.
345.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.
345.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.
345.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.
345.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Supports high-density housing near the city and commercial centres.
345.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	Seeks that the council enable 6 to 10 storeys for residential buildings near commercial centres.

George Laxton

Submitter 346

Original Submission No	Plan Change	Provision	Position	Decision Requested
346.1	PC14	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	Support	[Seek] that the council retains the tree canopy requirement and contributions plan.
346.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[Seek] that the council retains the tree canopy requirement and contributions plan.
346.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[Seek] that the council retains the tree canopy requirement and contributions plan.
346.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[Seek] that the council retains the tree canopy requirement and contributions plan.
346.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.
346.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.
346.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the SunlightAccess Qualifying Matter] I seek that the council drophthis qualifying matter.
346.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.

346.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
346.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
346.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	I support high-density housing near the city and commercial centres.
346.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

Elena Sharkova

#### Submitter 347

Original Submission No	Plan Change	Provision	Position	Decision Requested
347.1	PC14	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	Support	I seek that the council retains the tree canopy requirement and contributions plan.
347.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	I seek that the council retains the tree canopy requirement and contributions plan.
347.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	I seek that the council retains the tree canopy requirement and contributions plan.
347.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards >	Support	I seek that the council retains the tree canopy requirement and contributions plan.

		14.12.2.7 - Landscaping and tree canopy cover		
347.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.
347.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.
347.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
347.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
347.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
347.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
347.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
347.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.

**Annette Prior**

**Submitter 348**

Original Submission No	Plan Change	Provision	Position	Decision Requested
348.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	[Regarding medium density residential standards]  [Seeks to] oppose the height of new residential buildings.
348.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	[Regarding high density residential standards]  [Seeks to] oppose the height of new residential buildings.
348.3	PC14	14 - Residential	Seek Amendment	[Seeks that] new builds and high rise [dwellings] are building in new subdivisions.

**Stephen Deed**

**Submitter 349**

Original Submission No	Plan Change	Provision	Position	Decision Requested
349.1	PC14	14 - Residential	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.
349.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.

349.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	Seek to retain a height limit of two-storey near Lacebark Lane close to local industrial and commercial zones.
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## Felix Harper

### Submitter 350

Original Submission No	Plan Change	Provision	Position	Decision Requested
350.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
350.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
350.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
350.4	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
350.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
350.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

		standards > 14.6.2.2 - Height in relation to boundary		
350.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
350.8	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Retain proposed extent of high density residential zones]
350.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Retain provisions that enable] 6 to 10 storeys for residential buildings near commercial centres.
350.10	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
350.11	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

**Jono de Wit**

**Submitter 351**

Original Submission No	Plan Change	Provision	Position	Decision Requested
351.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	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.
351.2	PC14	19 - Planning Maps > 19.9 - Any other QMs	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	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	[D]o[es] not support the sunlight QM
351.4	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	The area north of Riccarton road and west of Straven Road should be HRZ not MRZ
351.5	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Seek Amendment	[T]he Airport Noise Influence Area should be moved further back from Riccarton road
351.6	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	[D]o[es] not support the Residential Heritage Area QM south of Shand Crescent in Riccarton
351.7	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[T]he walkable catchment distances from town centres should be increased
351.8	PC14	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	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.
351.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	The area north of Riccarton road and west of Straven Road should be HRZ not MRZ



Janice Lavelle

Submitter 352

Original Submission No	Plan Change	Provision	Position	Decision Requested
352.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Not Stated	Seriously rethink the Medium Density Residential zones across Christchurch.
352.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Not Stated	Seriously rethink the Medium Density Residential zones across Christchurch.
352.3	PC14	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	Not Stated	Oppose the ability to pay a financial contribution in lieu of the retention/planting of trees.

Roger Conroy

Submitter 353

Original Submission No	Plan Change	Provision	Position	Decision Requested
353.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Seeks to oppose the proposed residential height in relation to boundary standard]
353.2	PC14	20 - All of Plan	Oppose	[Seeks to oppose the planning for future growth for Christchurch]

## Waimāero Fendalton-Waimairi-Harewood Community Board

### Submitter 354

Original Submission No	Plan Change	Provision	Position	Decision Requested
354.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Support	[S]trongly supports the proposed recession planes.
354.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Support	[S]trongly supports the proposed recession planes.
354.3	PC14	3 - Strategic Directions	Seek Amendment	[Seeks council] to consider the capacity of existing infrastructure to support development.
354.4	PC14	3 - Strategic Directions	Seek Amendment	[Seeks council ensures] that there will be requirements for developers to engage with the local community.
354.5	PC14	20 - All of Plan	Seek Amendment	[Seeks council] to consider the capacity of existing infrastructure to support development.
354.6	PC14	20 - All of Plan	Seek Amendment	[Seeks council ensures] that there will be requirements for developers to engage with the local community.

## Elisabeth Stevens

### Submitter 355

Original Submission No	Plan Change	Provision	Position	Decision Requested
355.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Zone [all of Hawthorne Street Papanui Medium Density Residential].
355.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	[Do not permit] 3+ storied apartments
355.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Zone [all of Hawthorne Street Papanui Medium Density Residential].

## David Hood

### Submitter 356

Original Submission No	Plan Change	Provision	Position	Decision Requested
356.1	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.5 - E	Seek Amendment	[Regarding the definition of 'EDM Walking Distance'] [Seeks clarification on how this is measured and enacted for new buildings]
356.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	[Seeks to oppose medium density residential development in existing residential environments]
356.3	PC14	7 - Transport > 7.4 - Rules - Transport > 7.4.3 - Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone)	Seek Amendment	[Require the provision of facilities to charge e-vehicles]

356.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	[Seeks to oppose high density residential development in existing residential environments]
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Alexandra Free

Submitter 357

Original Submission No	Plan Change	Provision	Position	Decision Requested
357.1	PC14	20 - All of Plan	Support	Support plan change 14
357.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Support	Support the provisions as notified
357.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Support	Support the provisions as notified
357.4	PC14	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	Support	[Retain all proposed qualifying matters]
357.5	PC14	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	Support	[Retain proposed financial contributions]

Shona Mcdonald

Submitter 358

Original Submission No	Plan Change	Provision	Position	Decision Requested
358.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	[Do not permit] 3storey blocks of flats next to single storey homes
358.2	PC14	20 - All of Plan	Seek Amendment	[Improve bus services]

## Kathryn Higham

### Submitter 359

Original Submission No	Plan Change	Provision	Position	Decision Requested
359.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	[Retain permitted building height of two stories]
359.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	[Retain permitted building height of two stories outside the central city]

## Rebecca West

### Submitter 360

Original Submission No	Plan Change	Provision	Position	Decision Requested
360.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	Seek Amendment	Increase the minimum setbacks from the front boundary
360.2	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Seek Amendment	Increase the minimum land size, and minimum street facing site dimension [in the High Density Residential Zone]
360.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	[Require] greater attention to the mitigation of the loss of sunlight to neighboring properties
360.4	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Support	[Require] greater attention to the mitigation of the loss of sunlight to neighboring properties

James Gardner

Submitter 361

Original Submission No	Plan Change	Provision	Position	Decision Requested
361.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
361.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
361.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
361.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
361.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
361.6	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
361.7	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Retain proposed extent of of high density residential zones]
361.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.
361.9	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

Cynthia Roberts

Submitter 362

Original Submission No	Plan Change	Provision	Position	Decision Requested
362.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
362.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
362.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
362.4	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Opposes the Low Public Transport Accessibility Qualifying Matter.
362.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Opposes the Sunlight Access Qualifying Matter.
362.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Opposes the Sunlight Access Qualifying Matter.
362.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Opposes the Sunlight Access Qualifying Matter.
362.8	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Opposes the Sunlight Access Qualifying Matter.
362.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Supports high-density housing near the city and commercial centres.

362.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the Council enables 6 to 10 storeys for residential buildings near commercial centres
362.11	PC14	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	Seek Amendment	That developers must also provide suitable secure storage for electric bikes.
362.12	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Opposes the Low Public Transport Accessibility Qualifying Matter.
362.13	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the Council retains the tree canopy requirement and contributions plan.

## Peter Galbraith

### Submitter 363

Original Submission No	Plan Change	Provision	Position	Decision Requested
363.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
363.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
363.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.



363.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
363.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
363.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
363.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
363.8	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
363.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

**John Reily**

**Submitter 364**

Original Submission No	Plan Change	Provision	Position	Decision Requested
364.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

364.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
364.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
364.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
364.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
364.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
364.7	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support high-density housing near the city and commercial centres.
364.8	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
364.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
364.10	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
364.11	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

Andrew Douglas-Clifford

Submitter 365

Original Submission No	Plan Change	Provision	Position	Decision Requested
365.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
365.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
365.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
365.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
365.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
365.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
365.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

365.8	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
365.9	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
365.10	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres.
365.11	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
365.12	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

**Olivia Doyle**

**Submitter 366**

Original Submission No	Plan Change	Provision	Position	Decision Requested
366.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
366.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

366.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
366.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
366.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter
366.6	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
366.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
366.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
366.9	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
366.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
366.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres.
366.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

John Bennett

Submitter 367

Original Submission No	Plan Change	Provision	Position	Decision Requested
367.1	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	That the recession plane angles be lowered to allow adequate sunlight into ground floor housing units on adjacent sites during mid winter.
367.2	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Seek Amendment	Lower height limit in the Central City to be...26m (10 stories).
367.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Seek Amendment	[New Qualifying Matter] - Lower Limit height on the North side of [shared zone streets] to 14m (4 stories)
367.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Seek Amendment	Re-write the MDRS rules to require that all medium and high density developments need to go through an Urban design approval process (like the Urban design Panel) to achieve outcomes that will benefit the communities within Christchurch.
367.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Seek Amendment	[That different rules/standards apply to] comprehensive developments that show exemplar Urban design [versus] one off development of individual sites
367.6	PC14	7 - Transport > 7.4 - Rules - Transport > 7.4.3 - Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port) Zone)	Seek Amendment	Introduce the requirement to provide secure storage and parking on site <b>for e-transport</b> (bicycles, cars, scooters etc) and the charging of them.

367.7	PC14	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	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.
367.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.
367.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.
367.10	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.
367.11	PC14	15 - Commercial > 15.5 - Rules – Local Centre Zone	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.
367.12	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.
367.13	PC14	15 - Commercial > 15.7 - Rules - Commercial Banks Peninsula Zone	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.
367.14	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.
367.15	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.

367.16	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.
367.17	PC14	15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame)	Seek Amendment	require all developments to be assessed by a professionally qualified urban design panel.
367.18	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	That the recession plane angles be lowered to allow adequate sunlight into ground floor housing units on adjacent sites during mid winter.
367.19	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	That the recession plane angles be lowered to allow adequate sunlight into ground floor housing units on adjacent sites during mid winter.
367.20	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Seek Amendment	Seeks that all new developments in the proposed residential zones are reviewed by an Urban Design Panel.
367.21	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Seek Amendment	Seeks that all new developments in the proposed residential zones are reviewed by an Urban Design Panel.

**Karen Theobald**

**Submitter 368**

Original Submission No	Plan Change	Provision	Position	Decision Requested
368.1	PC14	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	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.



## Winstone Wallboards Limited (WWB)

### Submitter 369

Original Submission No	Plan Change	Provision	Position	Decision Requested
369.1	PC14	19 - Planning Maps > 19.6 - QM - Any Coastal Hazard	Seek Amendment	[That] Further assessment of the extent [of the Qualifying Matter Tsunami Management Area] is undertaken
369.2	PC14	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	Seek Amendment	[That] Policy 5.2.2.5.2 only appl[ies] to residential development within residential zones.
369.3	PC14	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	Seek Amendment	[That an additional rule is added to permit] Non-residential activities [within the] Tsunami Management Area Qualifying Matter overlay.

### Simon Fitchett

### Submitter 370

Original Submission No	Plan Change	Provision	Position	Decision Requested
370.1	PC14	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	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

370.2	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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
370.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
370.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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
370.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
370.6	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
370.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
370.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
370.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
370.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.

370.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
370.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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

### Nkau Ferguson-spence

#### Submitter 371

Original Submission No	Plan Change	Provision	Position	Decision Requested
371.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
371.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
371.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
371.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

371.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
371.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
371.7	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Retain proposed extent of high density residential zones]
371.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Retain HRZ provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.

**Julia Tokumaru**

**Submitter 372**

Original Submission No	Plan Change	Provision	Position	Decision Requested
372.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
372.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
372.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

372.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
372.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
372.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
372.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
372.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
372.9	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
372.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
372.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres
372.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

372.13	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
372.14	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
372.15	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
372.16	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.
372.17	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	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.

Mark Stringer

Submitter 373

Original Submission No	Plan Change	Provision	Position	Decision Requested
373.1	PC14	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	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

373.2	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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
373.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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
373.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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
373.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
373.6	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
373.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
373.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
373.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
373.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.

373.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
373.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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

## Michael Redepenning

### Submitter 374

Original Submission No	Plan Change	Provision	Position	Decision Requested
374.1	PC14	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	Support	[S]eek[s]that the council retains the tree canopy requirement and contributionsplan.
374.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
374.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
374.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.



374.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
374.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
374.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
374.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
374.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
374.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
374.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres.
374.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.

Aidan Ponsonby

Submitter 375

Original Submission No	Plan Change	Provision	Position	Decision Requested
375.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
375.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
375.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
375.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
375.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
375.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
375.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

375.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
375.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
375.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
375.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres. .
375.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.

Colin Gregg

Submitter 376

Original Submission No	Plan Change	Provision	Position	Decision Requested
376.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified [as] a Residential Character Overlay Area
376.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be zoned Medium Density Residential [instead of HRZ]

376.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be be zoned Medium Density Residential [instead of HRZ]
376.4	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	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
376.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	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
376.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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

## Toka Tū Ake EQC

### Submitter 377

Original Submission No	Plan Change	Provision	Position	Decision Requested
377.1	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.7 - Objective -- Well-functioning urban environment	Seek Amendment	Retain objective and add the following underlined: iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to <u>natural hazards</u> and the current and future effects of climate change.
377.2	PC14	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	Seek Amendment	Retain the policy, but formulate and add a definition of acceptable level of risk in regard to natural hazards.

		development where there is unacceptable risk		
377.3	PC14	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	Seek Amendment	Retain the policy, but formulate and add a definition of acceptable level of risk in regard to coastal hazards.
377.4	PC14	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	Seek Amendment	Retain the policy, but formulate and add a definition of acceptable level of risk in regard to tsunami hazard.
377.5	PC14	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	Seek Amendment	No change to rules and policies requested, but suggest further explanation given as to how restrictions on development and intensification in coastal hazard zones will affect application of the Medium Density Residential Standards.
377.6	PC14	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	Support	Support the inclusion of flood, coastal, tsunami and slope hazard management areas as Qualifying Matters to reduce the level of enablement of the MDRS and NPS-UD.
377.7	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.2 - Controlled activities	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.

377.8	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.
377.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.
377.10	PC14	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	Seek Amendment	Regarding 5.2.2.2.1, remove “b. In the High Flood Hazard Management Area: provide for development of a residential unit on residentially zoned land where the flooding risk is predominantly influenced by sea-level rise and where appropriate mitigation can be provided that protects people’s safety, well-being and property from unacceptable risk”
377.11	PC14	14 - Residential > 14.1 - Introduction	Support	Retain 14.1 as notified.
377.12	PC14	5 - Natural Hazards > 5.4 - Rules - Flood hazard	Seek Amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.
377.13	PC14	5 - Natural Hazards > 5.4 - Rules - Flood hazard	Seek Amendment	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.

**Marina Steinke**

**Submitter 378**

Original Submission No	Plan Change	Provision	Position	Decision Requested
378.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Retain the existing height limits for the central city.

378.2	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Oppose	Retain the existing height limits for the central city.
378.3	PC14	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	Oppose	Retain the existing height limits for the central city.
378.4	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) > 15.13.2.1 - Building height	Oppose	Retain the existing height limits for the central city.

## Indiana De Boo

### Submitter 379

Original Submission No	Plan Change	Provision	Position	Decision Requested
379.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
379.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
379.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
379.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
379.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

379.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
379.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
379.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
379.9	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
379.10	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Retain proposed extent of high density residential zones]
379.11	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Retain HRZ provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.

### South Shore Resident's Association (SSRA)

#### Submitter 380

Original Submission No	Plan Change	Provision	Position	Decision Requested
380.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Clarify the interaction and relationship [between Qualifying Matter] coastal hazard areas [and] plan change 12.
380.2	PC14	5 - Natural Hazards > 5.4 - Rules - Flood hazard > 5.4.7 - 5.4A Rules - Qualifying Matter Coastal Hazard Management Areas	Seek Amendment	Clarify the interaction and relationship [between Qualifying Matter] coastal hazard areas [and] plan change 12.



		and Qualifying Matter Tsunami Management Area		
380.3	PC14	19 - Planning Maps > 19.6 - QM - Any Coastal Hazard	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	PC14	19 - Planning Maps > 19.6 - QM - Any Coastal Hazard	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].
380.5	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List	Seek Amendment	[That] "development" and "intensification" [have] clear and robust definition/s.
380.6	PC14	5 - Natural Hazards > 5.4 - Rules - Flood hazard > 5.4.6 - Activities in the High Flood Hazard Management Area	Seek Amendment	Clarify the interaction between the Residential Unit Overlay and the] Qualifying Mater Coastal Hazard Management Areas
380.7	PC14	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	Seek Amendment	Clarify the interaction between the Residential Unit Overlay and the] Qualifying Matter Coastal Hazard Management Areas.
380.8	PC14	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	Seek Amendment	Ensure that [the Qualifying Matter Tsunami Management Area] does not stop reasonable development.
380.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Delete Qualifying Matter Tsunami Management Area]
380.10	PC14	19 - Planning Maps > 19.6 - QM - Any Coastal Hazard	Oppose	[Delete Qualifying Matter Tsunami Management Area]
380.11	PC14	20 - All of Plan	Seek Amendment	[Reduce level of regulation and slow down the pace of change]

Kate Gregg

Submitter 381

Original Submission No	Plan Change	Provision	Position	Decision Requested
381.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
381.2	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	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.
381.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
381.4	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.

381.5	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
381.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	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.
381.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	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.
381.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status	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,

		tables > 14.5.1.3 - Restricted discretionary activities		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.
381.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.1 - Permitted activities	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.
381.10	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.2 - Controlled activities	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.
381.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	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	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	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 <sup>2</sup> on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing

				<p>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 30m<sup>2</sup> 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>
381.13	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Seek Amendment	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.
381.14	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 -	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:

		Landscaped area and tree canopy cover		<ul style="list-style-type: none"> <li>- the width of building frontages</li> <li>- landscaping</li> <li>- setbacks (larger than typical)</li> <li>- building coverage</li> <li>- outdoor living space requirements</li> <li>- minimum glazing facing the street</li> <li>- fencing</li> <li>- garaging and car ports</li> <li>- building separation</li> </ul> <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>
381.15	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	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"> <li>- the width of building frontages</li> <li>- landscaping</li> </ul>

				<ul style="list-style-type: none"> <li>- setbacks (larger than typical)</li> <li>- building coverage</li> <li>- outdoor living space requirements</li> <li>- minimum glazing facing the street</li> <li>- fencing</li> <li>- garaging and car ports</li> <li>- building separation</li> </ul> <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>
381.16	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.4 - Site coverage	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"> <li>- the width of building frontages</li> <li>- landscaping</li> <li>- setbacks (larger than typical)</li> <li>- building coverage</li> </ul>

				<ul style="list-style-type: none"> <li>- outdoor living space requirements</li> <li>- minimum glazing facing the street</li> <li>- fencing</li> <li>- garaging and car ports</li> <li>- building separation</li> </ul> <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	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.4 - Site coverage	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"> <li>- the width of building frontages</li> <li>- landscaping</li> <li>- setbacks (larger than typical)</li> <li>- building coverage</li> <li>- outdoor living space requirements</li> <li>- minimum glazing facing the street</li> </ul>



				<ul style="list-style-type: none"> <li>- fencing</li> <li>- garaging and car ports</li> <li>- building separation</li> </ul> <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>
381.18	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	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"> <li>- the width of building frontages</li> <li>- landscaping</li> <li>- setbacks (larger than typical)</li> <li>- building coverage</li> <li>- outdoor living space requirements</li> <li>- minimum glazing facing the street</li> <li>- fencing</li> <li>- garaging and car ports</li> </ul>

				<ul style="list-style-type: none"> <li>- building separation</li> </ul> <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>
381.19	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.9 - Street scene amenity and safety - fences	Seek Amendment	<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"> <li>- the width of building frontages</li> <li>- landscaping</li> <li>- setbacks (larger than typical)</li> <li>- building coverage</li> <li>- outdoor living space requirements</li> <li>- minimum glazing facing the street</li> <li>- fencing</li> <li>- garaging and car ports</li> <li>- building separation</li> </ul> <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>

381.20	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	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"> <li>- the width of building frontages</li> <li>- landscaping</li> <li>- setbacks (larger than typical)</li> <li>- building coverage</li> <li>- outdoor living space requirements</li> <li>- minimum glazing facing the street</li> <li>- fencing</li> <li>- garaging and car ports</li> <li>- building separation</li> </ul> <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>
381.21	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.15 - Garaging and carport building location	Seek Amendment	<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"> <li>- the width of building frontages</li> </ul>

				<ul style="list-style-type: none"> <li>- landscaping</li> <li>- setbacks (larger than typical)</li> <li>- building coverage</li> <li>- outdoor living space requirements</li> <li>- minimum glazing facing the street</li> <li>- fencing</li> <li>- garaging and car ports</li> <li>- building separation</li> </ul> <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>
381.22	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	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	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Support	[That], for activities located outside a Character Area ,the net site area standards [are] amended to a minimum of 400m2.

Gina McKenzie

Submitter 382

Original Submission No	Plan Change	Provision	Position	Decision Requested
382.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	[Seeks that] Hornby [be removed] from the list of suburbs for high density development.
382.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	[Seeks that] Hornby [be removed] from the list of suburbs for high density development.
382.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	[Seeks that] Hornby [be removed] from the list of suburbs for high density development.

Colin Dunn

Submitter 383

Original Submission No	Plan Change	Provision	Position	Decision Requested
383.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Seek Amendment	[That] 2 and 3 level buildings [are required] to be more than 1 meter from the boundary
383.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	Seek Amendment	[That] 2 and 3 level buildings [are required] to be more than 1 meter from the boundary
383.3	PC14	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	Seek Amendment	[That] 2 and 3 level buildings [are required] to be more than 1 meter from the boundary.
383.4	PC14	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	Seek Amendment	[That] 2 and 3 level buildings [are required] to be more than 1 meter from the boundary

383.5	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	Seeks more restrictive recession planes.
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## Christopher Seay

### Submitter 384

Original Submission No	Plan Change	Provision	Position	Decision Requested
384.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
384.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
384.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
384.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
384.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
384.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

384.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
384.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
384.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
384.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
384.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres.
384.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

Claire Williams

Submitter 385

Original Submission No	Plan Change	Provision	Position	Decision Requested
385.1	PC14	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	Seek Amendment	If further intensification is permitted there must be provision made for adequate parking.

385.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	[Seeks that] the recession planes for Christchurch should meet the Australian Standard.
385.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	[Seeks that] the recession planes for Christchurch should meet the Australian Standard.
385.4	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	[Seeks that] the recession planes for Christchurch should meet the Australian Standard.
385.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.1 - Permitted activities	Seek Amendment	[Seeks that] privacy issues should be considered for all developments not just when a consent is required
385.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.1 - Permitted activities	Seek Amendment	[Seeks that] privacy issues should be considered for all developments not just when a consent is required

## Balmoral Limited

### Submitter 386

Original Submission No	Plan Change	Provision	Position	Decision Requested
386.1	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Oppose	Rezone the sites at 336 and 340 Preston's Road and 427 and 435 Marshland Road Local Centre Zone (Prestons)
386.2	PC14	19 - Planning Maps > 19.10 - Any other zones	Oppose	Rezone the sites at 336 and 340 Preston's Road and 427 and 435 Marshland Road Local Centre Zone (Prestons)



Christopher Henderson

Submitter 387

Original Submission No	Plan Change	Provision	Position	Decision Requested
387.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
387.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
387.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
387.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
387.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
387.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
387.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
387.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

387.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
387.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
387.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres.
387.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

### M.I.I.G Limited

#### Submitter 388

Original Submission No	Plan Change	Provision	Position	Decision Requested
388.1	PC14	19 - Planning Maps > 19.10 - Any other zones	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)
388.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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)

Emma Coumbe

Submitter 389

Original Submission No	Plan Change	Provision	Position	Decision Requested
389.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
389.2	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
389.3	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
389.4	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
389.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
389.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
389.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

389.8	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
389.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres
389.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
389.11	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
389.12	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

Mike Singleton

Submitter 390

Original Submission No	Plan Change	Provision	Position	Decision Requested
390.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[That] the area between Deans Ave and the Railway [is zoned] Medium Density Residential [instead of] High Density Residential.
390.2	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Support	[Retain recession planes]
390.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[That] the area between Deans Ave and the Railway [is zoned] Medium Density Residential [instead of] High Density Residential.

390.4	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Allow high density/mixed commercial use and development on [the] old sale yard site [at Canterbury Agricultural Park].
390.5	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[That the] old sale yard site [at Canterbury Agricultural Park is re-zoned to enable] high density/mixed commercial use and development.

### Ezra Holder

### Submitter 391

Original Submission No	Plan Change	Provision	Position	Decision Requested
391.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
391.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
391.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
391.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
391.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

391.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
391.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
391.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
391.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
391.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
391.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Support[s] high-density housing near the city and commercial centres.
391.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[Seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

Ella McFarlane

Submitter 392

Original Submission No	Plan Change	Provision	Position	Decision Requested
392.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
392.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
392.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
392.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
392.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
392.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
392.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

392.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
392.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
392.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
392.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres.
392.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

**Sarah Laxton**

**Submitter 393**

Original Submission No	Plan Change	Provision	Position	Decision Requested
393.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
393.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.



393.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
393.4	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
393.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
393.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
393.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
393.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
393.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
393.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
393.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres.

393.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
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## Lesley Kettle

### Submitter 394

Original Submission No	Plan Change	Provision	Position	Decision Requested
394.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
394.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
394.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
394.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
394.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

394.6	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
394.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
394.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
394.9	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
394.10	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres.
394.11	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

## Emily Lane

### Submitter 395

Original Submission No	Plan Change	Provision	Position	Decision Requested
395.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

395.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
395.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
395.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
395.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
395.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
395.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
395.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
395.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
395.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

395.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres.
395.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

**Craig Gilmore**

**Submitter 396**

Original Submission No	Plan Change	Provision	Position	Decision Requested
396.1	PC14	7 - Transport	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
396.2	PC14	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	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.
396.3	PC14	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	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.

Jane Katie Carter

Submitter 397

Original Submission No	Plan Change	Provision	Position	Decision Requested
397.1	PC14	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)	Oppose	Removal from the District Plan of a Significant tree at 83 North Avon Road Richmond Christchurch.

Jan Mitchell

Submitter 398

Original Submission No	Plan Change	Provision	Position	Decision Requested
398.1	PC14	8 - Subdivision, Development and Earthworks	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.
398.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Seek amendment to only apply new intensification rules to new subdivisions.
398.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Seek amendment to only apply new intensification rules to new subdivisions.
398.4	PC14	8 - Subdivision, Development and Earthworks > 8.4 - Rules - Subdivision General Rules > 8.4.1 - General rules > 8.4.1.1 - Notification	Seek Amendment	Where existing properties are to be subdivided /redeveloped/ intensified the affected neighbouring properties must have the right to decline consent.

398.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	Where existing properties are to be subdivided /redeveloped/ intensified the affected neighbouring properties must have the right to decline consent.
398.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Seek Amendment	Where existing properties are to be subdivided /redeveloped/ intensified the affected neighbouring properties must have the right to decline consent.

Peter Earl

Submitter 399

Original Submission No	Plan Change	Provision	Position	Decision Requested
399.1	PC14	20 - All of Plan	Oppose	Oppose the whole plan change
399.2	PC14	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	Oppose	Oppose the minimum 20% tree canopy cover standards
399.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Oppose the Industrial Interface Qualifying Matter Area height standard.
399.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Oppose the Industrial Interface Qualifying Matter Area height standard.

## Rebecca McCullough

### Submitter 400

Original Submission No	Plan Change	Provision	Position	Decision Requested
400.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Amend the High Density Residential Zone to exclude Richmond.

## Max Stewart

### Submitter 401

Original Submission No	Plan Change	Provision	Position	Decision Requested
401.1	PC14	14 - Residential	Support	[Retain all provisions as proposed] - No amendments

## Justin Avi

### Submitter 402

Original Submission No	Plan Change	Provision	Position	Decision Requested
402.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Remove Antonio Hall from the heritage list and upzone it to high density residential zone.
402.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Remove Antonio Hall from the heritage list and upzone it to high density residential zone.
402.3	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Upzone the Future Urban Zone near the new North Halswell town centre to high density.
402.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Upzone the Future Urban Zone near the new North Halswell town centre to high density.



402.5	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Remove Antonio Hall from the heritage list and upzone it to high density residential zone [265 Riccarton Road].
402.6	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Upzone the areas close to University and Riccarton Road.
402.7	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Upgrade all the areas near the main bus routes (1,3,5,7 Orbiter) to High Density Residential Zone.
402.8	PC14	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	Not Stated	Protect the areas on both sides of the Christchurch Southern and Northern motorway for future mass rapid transit like the Auckland Northern busway [road widths are governed by the Infrastructure Design Standards, which are not be changed under PC14).
402.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Remove Antonio Hall from the heritage list and upzone it to high density residential zone [265 Riccarton Road].

David Krauth

Submitter 403

Original Submission No	Plan Change	Provision	Position	Decision Requested
403.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	The submitter seeks that the existing building height restriction not be increased to 12 meters and that resource consents be required for all developments.
403.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.1 - Permitted activities	Oppose	Oppose constructing new residential units complying with rules in the plan change to be permitted activities,

## Lawrence Kiesanowsk

### Submitter 404

Original Submission No	Plan Change	Provision	Position	Decision Requested
404.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage	Support	Support plan change provisions to protect historic heritage

## Blake Quartly

### Submitter 405

Original Submission No	Plan Change	Provision	Position	Decision Requested
405.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Reduce as much as possible the adjustments to the Government's original plan.

## Michael Andrews

### Submitter 406

Original Submission No	Plan Change	Provision	Position	Decision Requested
406.1	PC14	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	Support	Support the sunlight access qualifying matter.
406.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Support	Seek amendment to the height in relation to boundary rules to ensure ground floors get sunlight all year round.

406.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Seek amendment to the height in relation to boundary rules to ensure ground floors get sunlight all year round.
406.4	PC14	20 - All of Plan	Oppose	[Relating to water charges] Oppose all water changes.

## Paul May

### Submitter 407

Original Submission No	Plan Change	Provision	Position	Decision Requested
407.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Oppose the building height standard. Seek that height is restricted to two storeys.

## William Menzel

### Submitter 408

Original Submission No	Plan Change	Provision	Position	Decision Requested
408.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	[Oppose] the [proposed height rules]. [Seeks an unspecified] limit to height.
408.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Oppose the change to allow taller buildings and resultant limited sun access. [No change specified].
408.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Generally oppose High Density Residential Zone (in Durham Street North).

**Brett Morell**

**Submitter 409**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
409.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Oppose proposed MDZ height. Seeks to retain single storey housing in Belfast area (Planning Map 11)
409.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Retain access to sunlight in Belfast area (Planning Map 11), through restricting height of residential to single storey housing.
409.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Oppose proposed MDZ height. Seeks to retain single storey housing in Belfast area (Planning Map 11)

**Teresa Parker**

**Submitter 410**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
410.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	[O]pposes allowing three storey buildings to be built in residential areas that will block sun for such significant parts of the year.
410.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[O]pposes allowing three storey buildings to be built in residential areas that will block sun for such significant parts of the year.

410.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	[O]pposes allowing three storey buildings to be built in residential areas that will block sun for such significant parts of the year.
410.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[O]pposes allowing three storey buildings to be built in residential areas that will block sun for such significant parts of the year.

### Ruth Parker

#### Submitter 411

Original Submission No	Plan Change	Provision	Position	Decision Requested
411.1	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone	Support	Supports retaining Residential Suburban Zoning
411.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Supports retaining Residential Suburban Zoning
411.3	PC14	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	Support	Supports tree canopy cover provisions in that they promote the positive effects of trees

### Luke Gane

#### Submitter 412

Original Submission No	Plan Change	Provision	Position	Decision Requested
412.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards >	Oppose	Oppose the Local Centre Intensification Precinct additional height at 8 Bletsoe

		14.5.2.3 - Building height and maximum number of storeys		Avenue. Retain as Medium Density Residential Zone only.
412.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Oppose the Local Centre Intensification Precinct provisions at 8 Bletsoe Avenue. Retain as Medium Density Residential Zone only.
412.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Oppose the Local Centre Intensification Precinct provisions at 8 Bletsoe Avenue. Retain as Medium Density Residential Zone only.

**Caroline May**

**Submitter 413**

Original Submission No	Plan Change	Provision	Position	Decision Requested
413.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Opposes zoning that enables 3 storey buildings.
413.2	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone	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
413.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Increased density / building height be located in the inner city and outer suburbs, not existing suburbs.
413.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Increased density / building height be located in the inner city and outer suburbs, not existing suburbs.

413.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Increased density / building height be located in the inner city and outer suburbs, not existing suburbs.
413.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Increased density / building height be located in the inner city and outer suburbs, not existing suburbs.

**Jenene Parker**

**Submitter 414**

Original Submission No	Plan Change	Provision	Position	Decision Requested
414.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	[Reduce maximum] height limits for residential homes
414.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	[Reduce maximum] height limits for residential homes
414.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Maximum height limits for residential homes not interfere with sunlight access for neighbours.
414.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Maximum height limits for residential homes not interfere with sunlight access for neighbours.

Blake Thomas

Submitter 415

Original Submission No	Plan Change	Provision	Position	Decision Requested
415.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
415.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
415.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
415.4	PC14	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	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
415.5	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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
415.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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



415.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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
415.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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
415.9	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
415.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
415.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.

## Anake Goodall

### Submitter 416

Original Submission No	Plan Change	Provision	Position	Decision Requested
416.1	PC14	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	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.

416.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
416.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
416.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
416.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
416.6	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
416.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
416.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
416.9	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.

## Viso NZ Limited

### Submitter 417

Original Submission No	Plan Change	Provision	Position	Decision Requested
417.1	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Seek amendment to 4m 60° recession plane.
417.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Seek amendment to 4m 60° recession plane.
417.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Seek amendment to 4m 60° recession plane
417.4	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Seek amendment to 4m 60° recession plane

Zoe McLaren

Submitter 418

Original Submission No	Plan Change	Provision	Position	Decision Requested
418.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Support	[S]upport[s] the changes to increase height limits.
418.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	[S]upport[s] the changes to increase height limits.
418.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] the changes to replace zones with medium/high density zones.
418.4	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Support	[S]upport[s] the changes to replace zones with medium/high density zones.

James Thomas

Submitter 419

Original Submission No	Plan Change	Provision	Position	Decision Requested
419.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Allow further intensification on the Port Hills
419.2	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone	Seek Amendment	Allow further intensification on the Port Hills
419.3	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Allow further intensification on the Port Hills

## Ritchie Stewart

### Submitter 420

Original Submission No	Plan Change	Provision	Position	Decision Requested
420.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Seeks that buildings are restricted to two storeys in cul de sacs.

## Kane Lacey

### Submitter 421

Original Submission No	Plan Change	Provision	Position	Decision Requested
421.1	PC14	19 - Planning Maps > 19.4 - QM - Low PT	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.

## Peter Troon

### Submitter 422

Original Submission No	Plan Change	Provision	Position	Decision Requested
422.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	[Reduce] the height and density of inner city dwellings.
422.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	Seek Amendment	[Reduce] the density of inner city dwellings.
422.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.16 - Minimum unit size	Seek Amendment	[Reduce] the density of inner city dwellings.

422.4	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Seek Amendment	[Reduce] the height and density of inner city dwellings.
422.5	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.1 - Permitted activities	Seek Amendment	[Reduce] the density of inner city dwellings.
422.6	PC14	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	Seek Amendment	[Reduce] the density of inner city dwellings.
422.7	PC14	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	Seek Amendment	[Reduce] the height and density of inner city dwellings.
422.8	PC14	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	Seek Amendment	[Reduce] the density of inner city dwellings.
422.9	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) > 15.13.2.1 - Building height	Seek Amendment	[Reduce] the height and density of inner city dwellings.

Mark Aneil

Submitter 423

Original Submission No	Plan Change	Provision	Position	Decision Requested
423.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Amend the planning maps to remove Pitt Place, St Albans from High Density Residential.
423.2	PC14	15 - Commercial	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.

## Dragon Fly

### Submitter 424

Original Submission No	Plan Change	Provision	Position	Decision Requested
424.1	PC14	20 - All of Plan	Oppose	Oppose the entire plan change.

## Tom King

### Submitter 425

Original Submission No	Plan Change	Provision	Position	Decision Requested
425.1	PC14	20 - All of Plan	Support	[S]upport[s] changes to manage and set controls/requirements around increasing housing density, particularly in suburban area's.
425.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Support	[S]upport[s] changes to manage and set controls/requirements around increasing housing density, particularly in suburban area's.
425.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] changes to manage and set controls/requirements around increasing housing density, particularly in suburban area's.
425.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	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.
425.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	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.

425.6	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	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.
425.7	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.3 - Impacts on neighbouring property	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.
425.8	PC14	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	Oppose	Oppose constructing dwellings without garages to be permitted activities.
425.9	PC14	20 - All of Plan	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.
425.10	PC14	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	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.



Pat Mason

Submitter 426

Original Submission No	Plan Change	Provision	Position	Decision Requested
426.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[That the] existing suburbs [are not zoned for High Density]

Michelle Warburton

Submitter 427

Original Submission No	Plan Change	Provision	Position	Decision Requested
427.1	PC14	20 - All of Plan	Oppose	Oppose intensification in existing suburbs
427.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Amend standard to only allow two storeys
427.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Amend standard to only allow two storeys
427.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.1 - Permitted activities	Seek Amendment	[Amend P1.c. to a] Maximum of two dwellings per site in areas where neighbours are currently only one or two stories.
427.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.1 - Permitted activities	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.

Sarah Wylie

Submitter 428

Original Submission No	Plan Change	Provision	Position	Decision Requested
428.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Support	Support the changes to this standard
428.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Support	Support the changes to this standard
428.3	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage	Support	Support the protection of heritage areas

Bob Hou

Submitter 429

Original Submission No	Plan Change	Provision	Position	Decision Requested
429.1	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Seek Amendment	Increase maximum building height in the central city

## Tracey Berry

### Submitter 430

Original Submission No	Plan Change	Provision	Position	Decision Requested
430.1	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Oppose	[Delete] the Airport Noise Qualifying Matter
430.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Delete the Airport Noise Qualifying Matter]
430.3	PC14	19 - Planning Maps > 19.10 - Any other zones	Oppose	[That all of Westall Lane, Avonhead is zoned to enable residential development instead of Rural Urban Fringe].
430.4	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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]

## Sonia Bell

### Submitter 431

Original Submission No	Plan Change	Provision	Position	Decision Requested
431.1	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone	Oppose	Many commercial properties around Christchurch remain unleased, keep inner city commercial area as is.
431.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
431.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Seek Amendment	1m in from side and rear boundary is too small.
431.4	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.4 - Objective - Housing bottom lines and choice	Seek Amendment	[Concerned with lack of affordability enabling higher buildings and multi-units]
431.5	PC14	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	Seek Amendment	[Concerned with potential for flooding due to provision of trees]

### Anton Barbarich

#### Submitter 432

Original Submission No	Plan Change	Provision	Position	Decision Requested
432.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Oppose the application of medium density zone to existing suburbs

### John Dunford

#### Submitter 433

Original Submission No	Plan Change	Provision	Position	Decision Requested
433.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	That the whole zoning is restricted to the CBD areas within the four avenues.

433.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	That the whole zoning is restricted to the CBD areas within the four avenues.
433.3	PC14	20 - All of Plan	Oppose	[O]ppose[s] the new zoning plan.
433.4	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Oppose MRZ as it applies to 81 Fendalton Road

## Vincent Laughton

### Submitter 434

Original Submission No	Plan Change	Provision	Position	Decision Requested
434.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Oppose height standard allowing more than two storeys.
434.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Oppose height standard for anything over two storeys.

## Madeleine Thompson

### Submitter 435

Original Submission No	Plan Change	Provision	Position	Decision Requested
435.1	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone	Seek Amendment	Focus the development on the rebuild of housing in the green zone and further out of the city centre.
435.2	PC14	20 - All of Plan	Oppose	[Oppose change to the Christchurch District Plan]
435.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Oppose Medium Density Residential height in relation to boundary provisions]

435.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Oppose High Density Residential Height in relation to boundary provisions]
435.5	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Oppose Height in Relation to Boundary Provisions]
435.6	PC14	19 - Planning Maps	Seek Amendment	Focus the development on the rebuild of housing in the green zone and further out of the city centre.

### Johnny Phelan

#### Submitter 436

Original Submission No	Plan Change	Provision	Position	Decision Requested
436.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	That Roker Street West of Selwyn street not be included in a character area.

### David Allan

#### Submitter 437

Original Submission No	Plan Change	Provision	Position	Decision Requested
437.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
437.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.

437.3	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[Retain current zoning outside the central city]
437.4	PC14	20 - All of Plan	Seek Amendment	[Oppose High and Medium Density Housing]
437.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	[Supports] the character areas [qualifying matter]
437.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone	Seek Amendment	[Supports] the preservation of character areas
437.7	PC14	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	Seek Amendment	[Support the] preservation of tree canopies

**Brendon Lee**

**Submitter 438**

Original Submission No	Plan Change	Provision	Position	Decision Requested
438.1	PC14	20 - All of Plan	Oppose	The whole plan change is declined

Jeff Vesey

Submitter 439

Original Submission No	Plan Change	Provision	Position	Decision Requested
439.1	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	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.
439.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	That the area proposed to be Residential Suburban Zone under the Airport Noise Influence Area in Avonhead/Illam be zoned Medium Density Residential Zone in line with the surrounding area and the National Policy Statement for Urban Development.
439.3	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	That the area proposed to be Residential Suburban Zone under the Airport Noise Influence Area in Avonhead/Illam be zoned Medium Density Residential Zone in line with the surrounding area and the National Policy Statement for Urban Development.

Sandi Singh

Submitter 440

Original Submission No	Plan Change	Provision	Position	Decision Requested
440.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Oppose the application of Medium Density Residential Zone across the city.



440.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Seek amendment to standard so that new recession planes apply for new builds, but existing recession planes apply to existing housing.
440.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Support	Support the location of high density residential zone near the centre city.
440.4	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose the Low PT qualifying matter
440.5	PC14	5 - Natural Hazards	Not Stated	Neutral - seeks that the Technical Category 3 and 2 land is considered.
440.6	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support the location of high density residential zone near the centre city.
440.7	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Oppose the application of Medium Density Residential Zone across the city.

**Robin Watson**

**Submitter 441**

Original Submission No	Plan Change	Provision	Position	Decision Requested
441.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.1 - Site density and servicing	Seek Amendment	Oppose changes to the Medium Density Residential Zone, retain the existing density standards.
441.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Oppose changes to the Medium Density Residential Zone, retain the existing height standards.
441.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Oppose changes to the Medium Density Residential Zone, concerned regarding loss of access to sunlight.

## Logan Simpson

### Submitter 442

Original Submission No	Plan Change	Provision	Position	Decision Requested
442.1	PC14	20 - All of Plan	Oppose	Oppose the plan change, housing density needs to reduce.
442.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.1 - Site density and servicing	Oppose	Oppose the plan change, housing density needs to reduce.
442.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Oppose the plan change, housing density needs to reduce.

## Summerset Group Holdings Limited

### Submitter 443


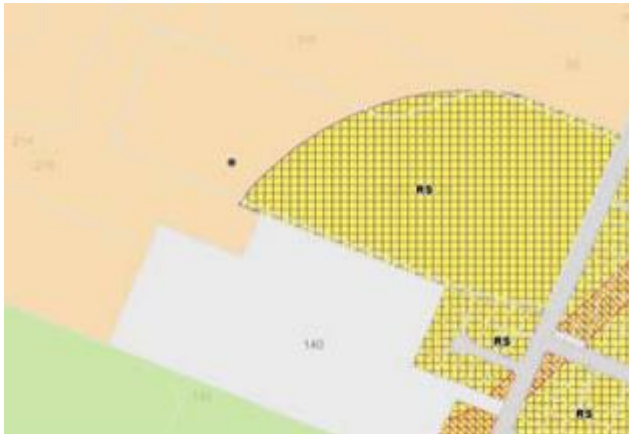
Original Submission No	Plan Change	Provision	Position	Decision Requested
443.1	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial contributions	Seek Amendment	Amend all tree canopy provisions as they apply to residential zones within Christchurch City to specifically exclude retirement villages.

443.2	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.2 - Tree and garden planting	Seek Amendment	<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, <b><u>excluding retirement villages</u></b>, 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 <b><u>and retirement villages</u></b>, except permitted commercial activities in the Sumner Master plan Overlay...</p>
443.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Seek Amendment	<p>Amend 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, <b><u>excluding retirement villages</u></b>, a minimum tree canopy cover of 20% of the development site area must be provided ...</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 <b>and retirement villages</b> , except permitted commercial activities in the Sumner Master plan Overlay...
443.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Seek Amendment	<p>Amend 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, <b>excluding retirement villages</b>, 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 <b>and retirement villages</b>, except permitted commercial activities in the Sumner Master plan Overlay...</p>
443.5	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.13 - Tree canopy cover and financial contributions	Seek Amendment	<p>Amend 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, <b>excluding retirement villages</b>, 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 <b>and retirement villages</b>, except permitted commercial activities in the Sumner Master plan Overlay ...</p>
443.6	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.13 - Tree and garden planting	Seek Amendment	<p>Amend 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>
443.7	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards > 14.11.2.8 - Landscaped areas and trees	Seek Amendment	<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>

443.8	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Seek Amendment	<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, <b>excluding retirement villages</b>, 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 <b>and retirement villages</b>, except permitted commercial activities in the Sumner Master plan Overlay ...</p>
443.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables	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>
443.10	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	<p>Extend the MDRZ zoning to the entire Summerset on Cavendish village (147 Cavendish Road, Casebrook, Christchurch) , and legally described as Lot 1 DP 519380 (record of title 815809).</p>

				
443.11	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[Remove the Future Urban Zone at] Summerseton Cavendish village (147 Cavendish Road,Casebrook, Christchurch) , and legally described as Lot 1 DP 519380 (record of title 815809).  
443.12	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	[Remove the WaterBody Setback QM overlay from the Summerseton Cavendish village site at 147 Cavendish Road,Casebrook, Christchurch].
443.13	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Seek Amendment	Amend the air noise contour identified in relation to the Summerseton Avonhead village (120 Hawthornden Road, Avonhead, Christchurch), Avonhead, and legally described as Lot 1 DP 516385

				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
443.14	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial contributions	Oppose	Delete chapter 6.10A [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]
443.15	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Seek Amendment	Remove the natural hazards and water bodies qualifying matters from the Summerset Cavendish site.

### Joseph Corbett-Davies

#### Submitter 444

Original Submission No	Plan Change	Provision	Position	Decision Requested
444.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Apply the local/large local intensification zone to more areas surrounding neighbourhood centres, such as streets adjacent to Colombo / Strickland shops.
444.2	PC14	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	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
444.3	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Support	I support the mixed use rezoning of Sydenham/South City and laneway plan.



444.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	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
444.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Delete the sunlight access qualifying matter
444.6	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	I do not support the [Low Public Transport] access QM - delete the [Low Public Transport] QM

**Alison Dockery**

**Submitter 445**

Original Submission No	Plan Change	Provision	Position	Decision Requested
445.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Oppose the application of High Density Residential Zone to any areas beyond 3kms of the central city.
445.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.1 - Site density and servicing	Seek Amendment	Seek that density is restricted to three units per site.
445.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.5 - Outdoor living space	Seek Amendment	Seeks that the standard requires significant outdoor space for each apartment/ flat or unit.
445.4	PC14	20 - All of Plan	Seek Amendment	Seeks that adequate infrastructure is provided (health care, protection of open space, parking, public transport, hospitals, emergency services) to cater for intensification.
445.5	PC14	16 - Industrial	Oppose	Oppose the concentration of high polluting industries in one area.

445.6	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Oppose the application of High Density Residential Zone to any areas beyond 3kms of the central city.
445.7	PC14	19 - Planning Maps	Oppose	Oppose the zoning of fertile land as development areas.
445.8	PC14	17 - Rural > 17.8 - Rules - Rural Quarry Zone	Seek Amendment	Oppose quarry activities with 10km of residential activities or schools.
445.9	PC14	17 - Rural > 17.9 - Rules - Rural Quarry Templeton Zone	Seek Amendment	Oppose quarry activities with 10km of residential activities or schools.

**Sarah Lovell**

**Submitter 446**

Original Submission No	Plan Change	Provision	Position	Decision Requested
446.1	PC14	20 - All of Plan	Seek Amendment	[That Council] undertakes further consultation due to the unacceptability of the current plan to the public.
446.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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
446.3	PC14	19 - Planning Maps > 19.10 - Any other zones	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.
446.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	[Do not permit] three story buildings

Alex Lowings

Submitter 447

Original Submission No	Plan Change	Provision	Position	Decision Requested
447.1	PC14	20 - All of Plan	Oppose	A halt to the high density housing requirement.
447.2	PC14	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	Support	That all new properties have a requirement for a minimum of two off-road parking spaces per property.
447.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	No increase in the maximum building height in residential zones.
447.4	PC14	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	Oppose	No increase in the maximum building height in residential zones.
447.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	No increase in the maximum building height in residential zones.
447.6	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.2 - Building height	Oppose	No increase in the maximum building height in residential zones.
447.7	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards > 14.8.2.2 - Building height	Oppose	No increase in the maximum building height in residential zones.

447.8	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.2 - Building height	Oppose	No increase in the maximum building height in residential zones.
447.9	PC14	14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.2 - Built form standards > 14.10.2.2 - Building height	Oppose	No increase in the maximum building height in residential zones.
447.10	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards > 14.11.2.3 - Maximum building height	Oppose	No increase in the maximum building height in residential zones.
447.11	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.1 - Building height	Oppose	No increase in the maximum building height in residential zones.
447.12	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	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.
447.13	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.
447.14	PC14	3 - Strategic Directions > 3.1 - Introduction	Oppose	There does not appear to be provisions for infrastructure improvements in terms of wastewater, power, etc.

David Robb

Submitter 448

Original Submission No	Plan Change	Provision	Position	Decision Requested
448.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Oppose an increased height limit above two storeys.

Mark Paston

Submitter 449

Original Submission No	Plan Change	Provision	Position	Decision Requested
449.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Oppose height limit above two storeys.
449.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Oppose height change in residential areas, retain existing height standard.

Lee Houghton

Submitter 450

Original Submission No	Plan Change	Provision	Position	Decision Requested
450.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	[Do not allow] 6 story housing [in Hornby]

## Sam Newton

### Submitter 451

Original Submission No	Plan Change	Provision	Position	Decision Requested
451.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	[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.
451.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.1 - Permitted activities	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.

## Carolyn Mulholland

### Submitter 452

Original Submission No	Plan Change	Provision	Position	Decision Requested
452.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Opposes Medium and/or High Density Residential zoning in Amyes Road, Hornby
452.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Opposes Medium and/or High Density Residential zoning in Amyes Road, Hornby
452.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Opposes Medium and/or High Density Residential zoning in Amyes Road, Hornby
452.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Opposes Medium and/or High Density Residential zoning in Amyes Road, Hornby

## Luke Hansby

### Submitter 453

Original Submission No	Plan Change	Provision	Position	Decision Requested
453.1	PC14	3 - Strategic Directions > 3.1 - Introduction	Support	Supports the Medium Density Residential Standards
453.2	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.4 - Objective - Housing bottom lines and choice	Support	Supports the Medium Density Residential Standards
453.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Opposes Qualifying Matters as proposed.

## Steve Hanson

### Submitter 454

Original Submission No	Plan Change	Provision	Position	Decision Requested
454.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	That 3-6 story buildings are enabled in the CBD only.
454.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.
454.3	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.3 - Impacts on neighbouring property	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.

454.4	PC14	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	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.
454.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.
454.6	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.4 - Daylight recession planes	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.
454.7	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards > 14.8.2.5 - Daylight recession planes	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.
454.8	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.4 - Daylight recession planes	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.
454.9	PC14	14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.2 - Built form standards > 14.10.2.4 - Daylight recession planes	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.
454.10	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards > 14.11.2.6 - Daylight recession planes	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.
454.11	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.4 - Daylight recession plane	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.
454.12	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.
454.13	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.



Nick Scott

Submitter 455

Original Submission No	Plan Change	Provision	Position	Decision Requested
455.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Support	[Retain MRZ provisions as proposed]
455.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Support	[Retain HRZ provisions as proposed]
455.3	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone	Support	[Retain FUZ provisions as proposed]
455.4	PC14	19 - Planning Maps	Support	[Retain all residential zones as proposed]

Michelle Alexandre

Submitter 456

Original Submission No	Plan Change	Provision	Position	Decision Requested
456.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Oppose all 2nd story up redevelopments
456.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Oppose all 2nd story up redevelopments
456.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	Support more greenery, more trees
456.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	Support more greenery, more trees

## Michael Harrow

### Submitter 457

Original Submission No	Plan Change	Provision	Position	Decision Requested
457.1	PC14	20 - All of Plan	Oppose	Oppose any increase in density and height in all residential zones.

## Toby Williamson

### Submitter 458

Original Submission No	Plan Change	Provision	Position	Decision Requested
458.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	[S]eek[s] the qualifying matter for sunlight to be withdrawn.
458.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	The low public transport qualifying matter to be withdrawn in full or in part.

## Joseph Bray

### Submitter 459

Original Submission No	Plan Change	Provision	Position	Decision Requested
459.1	PC14	20 - All of Plan	Support	I am seeking that the council passes all proposed amendments to PC13 and PC14.

## Golden Section Property

### Submitter 460

Original Submission No	Plan Change	Provision	Position	Decision Requested
460.1	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision	Oppose	[Retain operative subdivision rules] - No change to the subdivision rules to residential areas.
460.2	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards	Oppose	[Retain operative standards] - No change to the subdivision rules to residential areas.
460.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Retain existing building height limits for residential zones
460.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Retain the existing height limits for Residential zones
460.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Seek Amendment	No change to the notification of neighbours for residential areas.
460.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	No change to the notification of neighbours for residential areas.

## Andrew Congalton

### Submitter 461

Original Submission No	Plan Change	Provision	Position	Decision Requested
461.1	PC14	14 - Residential	Seek Amendment	Seek amendment to the application of residential zones which increase density.

## Mark Hazeldine

### Submitter 462

Original Submission No	Plan Change	Provision	Position	Decision Requested
462.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	[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 .

## David Pottinger

### Submitter 463

Original Submission No	Plan Change	Provision	Position	Decision Requested
463.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Do not expand to 'hill areas' for Medium Density residential.
463.2	PC14	19 - Planning Maps > 19.10 - Any other zones	Oppose	Do not expand to 'hill areas' for Medium Density residential.

Sarah Pezaro

Submitter 464

Original Submission No	Plan Change	Provision	Position	Decision Requested
464.1	PC14	20 - All of Plan	Support	Supports the plan change in entirety

Stuart Roberts

Submitter 465

Original Submission No	Plan Change	Provision	Position	Decision Requested
465.1	PC14	22 - External Submissions	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
465.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[Reduce extent of MRZ - limit to central city]
465.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[Limit extent of HRZ to within the four avenues]
465.4	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[Retain current zones outside the central city]
465.5	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Oppose	[Do not allow 400m2 for MRZ (a)] - Minimum subdivisible section size at 450 sqm for MRZ and current ( not proposed) size for HRZ
465.6	PC14	8 - Subdivision, Development and Earthworks	Oppose	Minimum subdivisible section size at 450 sqm for MRZ and current ( not proposed) size for HRZ

465.7	PC14	20 - All of Plan	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
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**Sarah Inglewood**

**Submitter 466**

Original Submission No	Plan Change	Provision	Position	Decision Requested
466.1	PC14	20 - All of Plan	Support	Approve the plan change that provides for more high density housing

**Jillian Schofield**

**Submitter 467**

Original Submission No	Plan Change	Provision	Position	Decision Requested
467.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
467.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.

467.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.1 - Site density and servicing	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.
467.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	[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.
467.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.
467.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	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.
467.7	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.2 - Site density and site coverage	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.

David Fisher

Submitter 468

Original Submission No	Plan Change	Provision	Position	Decision Requested
468.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.1 - Site density and servicing	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.

468.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Oppose increasing building height and density... amend rule to reduce height from 3 storeys down to two.
468.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.5 - Outdoor living space	Support	Oppose increasing building height and density... amend rule to increase outside garden space to attract more families back to these areas.
468.4	PC14	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	Seek Amendment	Oppose increasing building height and density... amend rule to increase parking etc this will potentially attract more families back to these areas.

## Beverley Nelson

### Submitter 469

Original Submission No	Plan Change	Provision	Position	Decision Requested
469.1	PC14	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	Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.
469.2	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.7 - Minimum building setbacks from internal boundaries	Seek Amendment	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.
469.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.



469.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Seek Amendment	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.
469.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.
469.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	Seek Amendment	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.
469.7	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.4 - Daylight recession planes	Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.
469.8	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.5 - Minimum building setback from internal boundaries	Seek Amendment	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.
469.9	PC14	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	Seek Amendment	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.
469.10	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards > 14.8.2.5 - Daylight recession planes	Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.
469.11	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.4 - Daylight recession planes	Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.
469.12	PC14	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	Support	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.

469.13	PC14	14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.2 - Built form standards > 14.10.2.4 - Daylight recession planes	Support	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.
469.14	PC14	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	Support	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.
469.15	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards > 14.11.2.5 - Minimum internal boundary setbacks	Support	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.
469.16	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards > 14.11.2.6 - Daylight recession planes	Support	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.
469.17	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards > 14.11.2.5 - Minimum internal boundary setbacks	Support	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.
469.18	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards > 14.8.2.5 - Daylight recession planes	Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.

### Dew & Associates (Academic Publishers)

#### Submitter 470

Original Submission No	Plan Change	Provision	Position	Decision Requested
470.1	PC14	22 - External Submissions	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.
470.2	PC14	8 - Subdivision, Development and Earthworks	Seek Amendment	Decision Sought:For Chapter 8 and generally in relation to the RMA (and its successors), I recommend CCC impose an obligation on developers to either retain trees and similar oxygenators or provide them as part of the build permit. AND prosper all land-owners or users to institute a planting or shrub placement regime . Consider offering once in a lifetime at the time of taking up land or building ownership a one-off per site one-month-rate-holiday to an appropriate recipient.
470.3	PC14	8 - Subdivision, Development and Earthworks	Seek Amendment	Decision Sought:For Chapter 8 and generally in relation to the RMA (and its successors), I recommend CCC impose an obligation on developers to either retain trees and similar oxygenators or provide them as part of the build permit. AND prosper all land-owners or users to institute a planting or shrub placement regime . Consider offering once in a lifetime at the time of taking up land or building ownership a one-off per site one-month-rate-holiday to an appropriate recipient.
470.4	PC14	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	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.

**Kem Wah Tan**

**Submitter 471**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
471.1	PC14	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	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
471.2	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.3 - Building height	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
471.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.1 - Site density and servicing	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
471.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
471.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
471.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
471.7	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.1 - Site density	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.

471.8	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.2 - Building height	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
471.9	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards > 14.8.2.1 - Site density	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
471.10	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards > 14.8.2.2 - Building height	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
471.11	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.1 - Site and precinct density	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
471.12	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.2 - Building height	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
471.13	PC14	14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.2 - Built form standards > 14.10.2.1 - Site density	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
471.14	PC14	14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.2 - Built form standards > 14.10.2.2 - Building height	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
471.15	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards > 14.11.2.2 - Maximum site coverage	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
471.16	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards > 14.11.2.3 - Maximum building height	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
471.17	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.1 - Building height	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
471.18	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.2 - Site coverage	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.

471.19	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.2 - Site density and site coverage	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.
471.20	PC14	3 - Strategic Directions > 3.1 - Introduction	Oppose	[Enable satellite towns connected with good public transport rather than intensification of the existing city]
471.21	PC14	20 - All of Plan	Oppose	[Enable satellite towns connected with good public transport rather than intensification of the existing city]
471.22	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Not Stated	[Retain operative plan zoning for postcode area 8053, including Aorangi Road]
471.23	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	[Oppose increased height limits in residential zones]

**John Glennie**

**Submitter 472**

Original Submission No	Plan Change	Provision	Position	Decision Requested
472.1	PC14	8 - Subdivision, Development and Earthworks	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.
472.2	PC14	7 - Transport	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.
472.3	PC14	6 - General Rules and Procedures	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.

Nicole Cawood

Submitter 473

Original Submission No	Plan Change	Provision	Position	Decision Requested
473.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	[Do not increase height limits in residential areas]
473.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	[Do not increase height limits in residential areas]

Heather Tate

Submitter 474

Original Submission No	Plan Change	Provision	Position	Decision Requested
474.1	PC14	20 - All of Plan	Oppose	To not add more on to height gains for commercial and residential
474.2	PC14	14 - Residential	Oppose	To not add more on to height gains for commercial and residential
474.3	PC14	15 - Commercial	Oppose	To not add more on to height gains for commercial and residential

Rachel Sanders

Submitter 475

Original Submission No	Plan Change	Provision	Position	Decision Requested
475.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
475.2	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities	Support	We also support Council's plan to increase focus on the urban hubs
475.3	PC14	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	Support	<p>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> <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>
475.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	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.
475.5	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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

**Rob Seddon-Smith**

**Submitter 476**

Original Submission No	Plan Change	Provision	Position	Decision Requested
476.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Support	[S]upport[s] the planned areas of intensification.
476.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] the planned areas of intensification.
476.3	PC14	7 - Transport > 7.2 - Objectives and policies > 7.2.1 - Objective - Integrated transport system for Christchurch	Support	Supports the planned areas of intensification in areas where

		District > 7.2.1.6 - Policy - Promote public transport and active transport		excellent public transport is available.
476.4	PC14	3 - Strategic Directions > 3.1 - Introduction	Support	Supports the planned areas of intensification in areas where excellent public transport is available.
476.5	PC14	20 - All of Plan	Support	Supports the planned areas of intensification in areas where excellent public transport is available.
476.6	PC14	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	Seek Amendment	Consideration should be given to prohibiting on-street parking for residents of larger developments.
476.7	PC14	7 - Transport	Seek Amendment	Consideration should be given to prohibiting on-street parking for residents of larger developments.
476.8	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Support	Supports the planned areas of intensification in areas where excellent public transport is available.

## Di Noble

### Submitter 477

Original Submission No	Plan Change	Provision	Position	Decision Requested
477.1	PC14	14 - Residential	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.
477.2	PC14	8 - Subdivision, Development and Earthworks	Oppose	Oppose PC14 changes to the earthworks rules in general.
477.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Oppose changes to building height in the Residential Zones.
477.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Not Stated	Oppose changes to building height in the Residential Zones.
477.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Oppose changes to height [and height in relation to boundary] limits in the residential zones.
477.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Oppose changes to height [and height in relation to boundary] limits in the residential zones.

### Mark Siddall

### Submitter 478

Original Submission No	Plan Change	Provision	Position	Decision Requested
478.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[R]estrict the MRZ to areas surrounding the CBD and suburban shopping areas.
478.2	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[Retain existing residential zoning in all suburbs except for] areas surrounding the CBD and suburban shopping areas.
478.3	PC14	20 - All of Plan	Seek Amendment	[That] public transport [is] in place for the CBD and suburban shopping centres.

**Karelia Levin**

**Submitter 479**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
479.1	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Support	Approve PC14 in respect of the Airport Noise Influence Area.
479.2	PC14	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	Support	Approve PC14 in respect of the Airport Noise Influence Area.
479.3	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone	Support	Approve PC14 in respect of the Airport Noise Influence Area.

**Selma Claridge**

**Submitter 480**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
480.1	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[That] Harris Crescent [Papanui, retains its operative Residential Suburban zoning].
480.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[That] Harris Crescent [Papanui, retains its operative zoning instead of Medium Density Residential]
480.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[That] Harris Crescent [Papanui, retains its operative zoning instead of High Density Residential]
480.4	PC14	20 - All of Plan	Seek Amendment	Fix the stormwater drains before rezoning occurs

Cindy Gibb

Submitter 481

Original Submission No	Plan Change	Provision	Position	Decision Requested
481.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Limit the height of any building in Christchurch to a maximum of 4 stories.
481.2	PC14	12 - Papakainga/Kainga Nohoanga Zone > 12.5 - Rules-Matters of discretion-Maori Land > 12.5.3 - Building height	Seek Amendment	
481.3	PC14	15 - Commercial	Support	Limit the height of any building in Christchurch to a maximum of 4 storeys.
481.4	PC14	16 - Industrial	Seek Amendment	Limit the height of any building in Christchurch to a maximum of 4 storeys.

richard scarf

Submitter 482

Original Submission No	Plan Change	Provision	Position	Decision Requested
482.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	[S]upport[s] the reduction of the Character Area that includes Hanmer and Gilby street.

Ian Drew

Submitter 483

Original Submission No	Plan Change	Provision	Position	Decision Requested
483.1	PC14	20 - All of Plan	Oppose	Oppose plan change that supports infill housing or light rail.

Louise Tweedy

Submitter 484

Original Submission No	Plan Change	Provision	Position	Decision Requested
484.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	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.

John Buckler

Submitter 485

Original Submission No	Plan Change	Provision	Position	Decision Requested
485.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Change 45 St. Albans Street to a Medium Density Residential

				zone or preserve current sunlight.
485.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Change 45 St. Albans Street to a Medium Density Residential zone or preserve current sunlight.
485.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Change 45 St. Albans Street to a Medium Density Residential zone or preserve current sunlight.
485.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Change 45 St. Albans Street to a Medium Density Residential zone or preserve current sunlight.
485.5	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Change 45 St. Albans Street to a Medium Density Residential zone or preserve current sunlight.
485.6	PC14	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	Seek Amendment	Change parking on St. Albans Street to residents only parking.

**Brian Reynolds**

**Submitter 486**

Original Submission No	Plan Change	Provision	Position	Decision Requested
486.1	PC14	14 - Residential	Oppose	Retain existing height limits and reduce infill housing in residential zones.

486.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Retain existing height limits in residential zones.
486.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Reduce infill development in residential zones
486.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Reduce infill development in residential zones
486.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Retain existing height limits in residential zones.

### Joy Reynolds

#### Submitter 487

Original Submission No	Plan Change	Provision	Position	Decision Requested
487.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	[S]top highrise and infill housing
487.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	[S]top highrise and infill housing
487.3	PC14	20 - All of Plan	Oppose	[S]top highrise and infill housing

### Luke Morreau

#### Submitter 488

Original Submission No	Plan Change	Provision	Position	Decision Requested
488.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.4 - Site coverage	Seek Amendment	Requests that Council reviews the method of calculating site coverage/non landscaped areas.



488.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Seek Amendment	Requests that Council reviews the method of calculating site coverage/non landscaped areas.
488.3	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.2 - B	Seek Amendment	Requests that Council reviews the method of calculating site coverage/non landscaped areas.

**Chris Baddock**

**Submitter 489**

Original Submission No	Plan Change	Provision	Position	Decision Requested
489.1	PC14	20 - All of Plan	Support	Seeks that intensification occurs provided that necessary infrastructure should be built before intensifying the housing, regarding public transport
489.2	PC14	3 - Strategic Directions > 3.1 - Introduction	Seek Amendment	That necessary infrastructure should be built before intensifying the housing regarding public transport
489.3	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.13 - Objective - Infrastructure	Not Stated	That necessary infrastructure should be built before intensifying the housing regarding public transport

**Nina Ferguson**

**Submitter 490**

Original Submission No	Plan Change	Provision	Position	Decision Requested
490.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	[That the maximum height is limited to two stories]

490.2	PC14	20 - All of Plan	Seek Amendment	A fairer District Plan for the people of Christchurch [that] support[s] current homeowners.
490.3	PC14	20 - All of Plan	Seek Amendment	Financial compensation to existing homeowners / Large buy outs of existing properties

### Juliet Kim

#### Submitter 491

Original Submission No	Plan Change	Provision	Position	Decision Requested
491.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[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.
491.2	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	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.

### Hamish Paice

#### Submitter 492

Original Submission No	Plan Change	Provision	Position	Decision Requested
492.1	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Support	[P]articularly like the mixed use zone proposed in Sydenham as it will mean people can live near where they work and shop.

492.2	PC14	18 - Open Space	Seek Amendment	No specific amendments, but more public green space please!
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### Tasha Tan

### Submitter 493

Original Submission No	Plan Change	Provision	Position	Decision Requested
493.1	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone	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.
493.2	PC14	19 - Planning Maps	Support	Support mixed use zoning between Moorhouse Ave and Rrougham Street.
493.3	PC14	18 - Open Space	Seek Amendment	Decision Sought: More public green spaces allocated within areas zoned for mixed use development.

### Ann Kennedy

### Submitter 494

Original Submission No	Plan Change	Provision	Position	Decision Requested
494.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Amend zoning for Paparoa Street and Perry Street from High Density Residential to Medium Density Residential Zone.
494.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Amend zoning for Paparoa Street and Perry Street from High Density Residential to Medium Density Residential Zone.

## Janice Hitchon

### Submitter 495

Original Submission No	Plan Change	Provision	Position	Decision Requested
495.1	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	That the Ashfield Place, Maidstone Road should not be changed from its present designation...[o]ppose the changes to height limits in the Ilam residential areas.
495.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	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.

## Chris Rennie

### Submitter 496

Original Submission No	Plan Change	Provision	Position	Decision Requested
496.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Provision: Chapter 14 - Residential Decision Sought: Reject proposal to allow building of four or six level dwellings
496.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Provision: Chapter 14 - Residential Decision Sought: Reject proposal to allow building of four or six level dwellings

## Sydney John Kennedy

### Submitter 497

Original Submission No	Plan Change	Provision	Position	Decision Requested
497.1	PC14	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	Seek Amendment	[Require] All Papanui apartment building sites to have at least 1 car park per apartment on site.
497.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Seek Amendment	[Additional requirement:] Papanui zone building heights that exceed 4 storeys should have a specified minimum distance from school buildings, hospital buildings, or rest home buildings of 10m
497.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Seek Amendment	[Additional requirement:] Papanui zone building heights that exceed 4 storeys should have a specified minimum distance from school buildings, hospital buildings, or rest home buildings of 10m

## Hone Johnson

### Submitter 498

Original Submission No	Plan Change	Provision	Position	Decision Requested
498.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Oppose all higher density zoning changes

498.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Oppose all higher density zoning changes
498.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Oppose all higher density zoning changes
498.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Oppose all higher density zoning changes

## Daniel John Rutherford

### Submitter 499

Original Submission No	Plan Change	Provision	Position	Decision Requested
499.1	PC14	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)	Seek Amendment	Please remove our Tasmanian blue gum (at 20 Macmillan Ave) from the significant tree register.
499.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Please don't go ahead with considering the significant trees to be a qualifying matter.
499.3	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	Please remove both titles of our property at 20 Macmillan ave/20b Macmillan ave from the residential character area.

## Hamish West

### Submitter 500

Original Submission No	Plan Change	Provision	Position	Decision Requested
500.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	1 - Remove all qualifying matters.  2 - Deliver MDRS in its original form

## Kyri Kotzikas

### Submitter 502

Original Submission No	Plan Change	Provision	Position	Decision Requested
502.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
502.2	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	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.
502.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards >	Seek Amendment	Amend the height in relation to boundary recession plane to 45 degrees from 3m at the southern boundary.

		14.5.2.6 - Height in relation to boundary		Allow non-compliances with this standard to be notified to adjacent properties.
502.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	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.
502.5	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.

**Jamie Lang**

**Submitter 503**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
503.1	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.
503.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.
503.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.
503.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	Seeks that the council retains the tree canopy requirement and contributions plan.



503.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	Seeks that the council retains the tree canopy requirement and contributions plan.
503.6	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	Seeks that the council retains the tree canopy requirement and contributions plan.
503.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter seeks that the council drop this qualifying matter.
503.8	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter seeks that the council drop this qualifying matter.
503.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.
503.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.
503.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
503.12	PC14	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	Support	Seeks that the council retains the tree canopy requirement and contributions plan.

Diane Gray

Submitter 504

Original Submission No	Plan Change	Provision	Position	Decision Requested
504.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Seek amendment to the proposed increased height of residential buildings in suburbs close to the city ie 3 story heigh
504.2	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.3 - Building height	Seek Amendment	Seek amendment to the proposed increased height of residential buildings in suburbs close to the city ie 3 story heigh
504.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Seek amendment to the proposed increased height of residential buildings in suburbs close to the city ie 3 story heigh
504.4	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.1 - Maximum building height	Seek Amendment	Seek amendment to the proposed increased height of residential buildings in suburbs close to the city ie 3 story heigh
504.5	PC14	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	Seek Amendment	Seek amendment to the proposed residential setbacks to keep the existing setbacks as they are.
504.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Seek amendment to the proposed residential setbacks to keep the existing setbacks as they are.
504.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Seek Amendment	Seek amendment to the proposed residential setbacks to keep the existing setbacks as they are.

Jarred Bowden

Submitter 505

Original Submission No	Plan Change	Provision	Position	Decision Requested
505.1	PC14	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	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.
505.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
505.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
505.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
505.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
505.6	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.

505.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
505.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
505.9	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
505.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
505.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.

Alex McMahon

Submitter 506

Original Submission No	Plan Change	Provision	Position	Decision Requested
506.1	PC14	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	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.

506.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop the qualifying matter.
506.3	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop the qualifying matter.
506.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
506.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
506.6	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

**Paul Young**

**Submitter 507**

Original Submission No	Plan Change	Provision	Position	Decision Requested
507.1	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
507.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council

		form standards > 14.5.2.6 - Height in relation to boundary		drop this qualifying matter.
507.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
507.4	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
507.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
507.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
507.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
507.8	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
507.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.

## Michael Case

### Submitter 508

Original Submission No	Plan Change	Provision	Position	Decision Requested
508.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
508.2	PC14	19 - Planning Maps > 19.10 - Any other zones	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.
508.3	PC14	8 - Subdivision, Development and Earthworks > 8.10 - Appendices > 8.10.23 - Appendix - East Papanui Outline Development Plan	Seek Amendment	Amend Appendix 8.10.23 East Papanui Outline Development Plan (Area 5), and remove 8.10.23.D (2)(d) provision.

## Geoffrey Rice

### Submitter 509

Original Submission No	Plan Change	Provision	Position	Decision Requested
509.1	PC14	14 - Residential	Oppose	Abandon the HRZ designation along Papanui Road.
509.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	That the High-Density Residential Zone designation along Papanui Road will be abandoned.

Ewan McLennan

Submitter 510

Original Submission No	Plan Change	Provision	Position	Decision Requested
510.1	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
510.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
510.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
510.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
510.5	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
510.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.
510.7	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.



510.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
510.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
510.10	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
510.11	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
510.12	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

## R.J Crozier

### Submitter 511

Original Submission No	Plan Change	Provision	Position	Decision Requested
511.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
511.2	PC14	19 - Planning Maps > 19.10 - Any other zones	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.

511.3	PC14	8 - Subdivision, Development and Earthworks > 8.10 - Appendices > 8.10.23 - Appendix - East Papanui Outline Development Plan	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.
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**Harrison McEvoy**

**Submitter 512**

Original Submission No	Plan Change	Provision	Position	Decision Requested
512.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
512.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
512.3	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
512.4	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
512.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
512.6	PC14	14 - Residential	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
512.7	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

		Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial contributions		
512.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
512.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
512.10	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
512.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
512.12	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.

## Tales Azevedo Alves

### Submitter 513

Original Submission No	Plan Change	Provision	Position	Decision Requested
513.1	PC14	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	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.
513.2	PC14	14 - Residential	Seek Amendment	The Council enable 6-10 storey residential buildings near commercial centres.
513.3	PC14	15 - Commercial	Seek Amendment	The Council enable 6-10 storey residential buildings near commercial centres

## Ann Vanschevensteen

### Submitter 514

Original Submission No	Plan Change	Provision	Position	Decision Requested
514.1	PC14	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	Support	The council retains the tree canopy requirement and contributions plan.
514.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	The council drop the Low Public Transport Accessibility Area Qualifying Matter.
514.3	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	The council drop the Low Public Transport Accessibility Qualifying Matter.

514.4	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	The council drop the Sunlight Access Qualifying Matter.
514.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	The council drop the Sunlight Access Qualifying Matter.
514.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	The council drop the Sunlight Access Qualifying Matter.
514.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	The council drop the Sunlight Access Qualifying Matter.
514.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	The council retains the tree canopy requirement and contributions plan.
514.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	The council retains the tree canopy requirement and contributions plan.
514.10	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	The council retains the tree canopy requirement and contributions plan.
514.11	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards	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.

514.12	PC14	20 - All of Plan	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.
514.13	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	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.

**Zachary Freiberg**

**Submitter 515**

Original Submission No	Plan Change	Provision	Position	Decision Requested
515.1	PC14	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	Support	Seek that the council retains the tree canopy requirement and contributions plan.
515.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	Seek that the council retains the tree canopy requirement and contributions plan.

515.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	Seek that the council retains the tree canopy requirement and contributions plan.
515.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	Seek that the council retains the tree canopy requirement and contributions plan.
515.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Seek that the council to drop Low Public Transport Accessibility Area Qualifying Matter.
515.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Seek that the council to drop Low Public Transport Accessibility Area Qualifying Matter.
515.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.
515.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.
515.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.
515.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.
515.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
515.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.

Jessica Nimmo

Submitter 516

Original Submission No	Plan Change	Provision	Position	Decision Requested
516.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
516.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
516.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
516.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
516.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter seeks that the council drop this qualifying matter.
516.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter seeks that the council drop this qualifying matter.
516.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.



516.8	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.
516.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.
516.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.
516.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.

Alex McNeill

Submitter 517

Original Submission No	Plan Change	Provision	Position	Decision Requested
517.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
517.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

		form standards > 14.5.2.2 - Landscaped area and tree canopy cover		
517.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
517.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
517.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
517.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
517.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
517.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
517.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
517.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
517.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.
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**Sarah Meikle**

**Submitter 518**

Original Submission No	Plan Change	Provision	Position	Decision Requested
518.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
518.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
518.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
518.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
518.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
518.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters >	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

		6.1.9.1 - 6.1A.1 Application of qualifying matters		
518.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	[That the Sunlight Access Qualifying Matter only applies to developments within the 4 Avenues]
518.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	[That the Sunlight Access Qualifying Matter only applies to developments within the 4 Avenues].
518.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	[That the Sunlight Access Qualifying Matter only applies to developments within the 4 Avenues].
518.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	[That the Sunlight Access Qualifying Matter only applies to developments within the 4 Avenues].

James Carr

Submitter 519

Original Submission No	Plan Change	Provision	Position	Decision Requested
519.1	PC14	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	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek that the council retains the tree canopy requirement and contributions plan.

519.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
519.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
519.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
519.5	PC14	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	Seek Amendment	It might be worthwhile requiring new houses in areas at risk from sea level rise or increasing flood risk to be designed to be easily relocated (not necessarily in one piece). Again this is likely to require a wood foundation, but given that these areas typically have soft soils this would not be a bad thing.
519.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	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.
519.7	PC14	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	Seek Amendment	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.
519.8	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone	Seek Amendment	seeks to amend the height limits in the Central City zones to allow exemptions for spires, domes, sculptural caphouses or other architectural features

				[etc.] that add visual interest to the skyline without adding bulk or significant shading.
519.9	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.2 - Built form standards - Central City Mixed Use Zone	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>
519.10	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Seeks a new mixed use zoning.
519.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	The new height limits and recession planes are still a considerable improvement over the current rules, it is still a watering-down of the MDRS.
519.12	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Support	The new height limits and recession planes are still a considerable improvement over the current rules, it is still a watering-down of the MDRS.
519.13	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built	Seek Amendment	Seeks a visual connection rule be added to the zone.

		form standards > 14.5.2.10 - Windows to street		
519.14	PC14	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)	Support	Trees - especially big street trees are really important, especially for energy savings, mental health and also for encouraging active transport modes.
519.15	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
519.16	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[O]ppose the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
519.17	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[O]ppose the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
519.18	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[O]ppose the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
519.19	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek that the council retains the tree canopy requirement and contributions plan.
519.20	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek that the council retains the tree canopy requirement and contributions plan.
519.21	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree

		form standards > 14.5.2.2 - Landscaped area and tree canopy cover		canopy...seek that the council retains the tree canopy requirement and contributions plan.
519.22	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.
519.23	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.4 - Site coverage	Seek Amendment	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.
519.24	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Seek Amendment	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.
519.25	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List	Seek Amendment	seeks to amend the height limits in the Central City zones to allow exemptions for spires, domes, sculptural caphouses or other architectural features [etc.] that add visual interest to the skyline without adding bulk or significant shading.
519.26	PC14	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	Support	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.
519.27	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built	Seek Amendment	It would be good to have a limit on hard site coverage (and enforce it).



		form standards > 14.5.2.2 - Landscaped area and tree canopy cover		
519.28	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Seek Amendment	It would be good to have a limit on hard site coverage (and enforce it).

## Amelie Harris

### Submitter 520

Original Submission No	Plan Change	Provision	Position	Decision Requested
520.1	PC14	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	Support	I seek that the council retains the tree canopy requirement and contributions plan.
520.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	I seek that the council retains the tree canopy requirement and contributions plan.
520.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	I seek that the council retains the tree canopy requirement and contributions plan.
520.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	I seek that the council retains the tree canopy requirement and contributions plan.
520.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
520.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

520.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
520.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
520.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
520.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
520.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	I support high-density housing near the city and commercial centres.
520.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

**Thomas Garner**

**Submitter 521**

Original Submission No	Plan Change	Provision	Position	Decision Requested
521.1	PC14	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	Support	I seek that the council retains the tree canopy requirement and contributions plan.
521.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	I seek that the council retains the tree canopy requirement and contributions plan.

521.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	I seek that the council retains the tree canopy requirement and contributions plan.
521.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	I seek that the council retains the tree canopy requirement and contributions plan.
521.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.
521.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.
521.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
521.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
521.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
521.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
521.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	I support high-density housing near the city and commercial centres.
521.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

Lisa Smailes

Submitter 522

Original Submission No	Plan Change	Provision	Position	Decision Requested
522.1	PC14	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	Support	I seek that the council retains the tree canopy requirement and contributions plan.
522.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	I seek that the council retains the tree canopy requirement and contributions plan.
522.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	I seek that the council retains the tree canopy requirement and contributions plan.
522.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	I seek that the council retains the tree canopy requirement and contributions plan.
522.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.
522.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] I seek that the council drop this qualifying matter.
522.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
522.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.

522.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
522.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
522.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	I support high-density housing near the city and commercial centres.
522.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

Adam Currie

### Submitter 523

Original Submission No	Plan Change	Provision	Position	Decision Requested
523.1	PC14	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	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.
523.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
523.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
523.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres..seek[s] that the

				council enable 6 to 10 storeys for residential buildings near commercial centres.
523.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]upport[s] high-density housing near the city and commercial centres..seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
523.6	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
523.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
523.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
523.9	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
523.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
523.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.

Daniel Tredinnick

Submitter 524

Original Submission No	Plan Change	Provision	Position	Decision Requested
524.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
524.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
524.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
524.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
524.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
524.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
524.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
524.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

524.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
524.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
524.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Supports high-density housing near the city and commercial centres.
524.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	Seeks that the council enable 6 to 10 storeys for residential buildings near commercial centres.

## Gideon Hodge

### Submitter 525

Original Submission No	Plan Change	Provision	Position	Decision Requested
525.1	PC14	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	Support	S]eek[s] that the council retains the tree canopy requirement and contributions plan.
525.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	S]eek[s] that the council retains the tree canopy requirement and contributions plan.
525.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	Seeks that Council retains the tree canopy requirement and contributions plan.
525.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	S]eek[s] that the council retains the tree canopy requirement and contributions plan.



525.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	That the Council drops [the Low Public Transport Access Areas] qualifying matter.
525.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
525.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	That Council drops [the Sunlight Access] qualifying matter.
525.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	That Council drops [the Sunlight Access] qualifying matter.
525.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	That Council drops [the Sunlight Access] qualifying matter.
525.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	That Council drops [the Sunlight Access] qualifying matter.
525.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Retain] high density [zoning] near the city and commercial centres.
525.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[Retain provisions that enable] high density housing near the city and commercial centres.
525.13	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Seek Amendment	[Retain provisions that enable] high density housing near the city and commercial centres.

## Philippa Wadsworth

### Submitter 526

Original Submission No	Plan Change	Provision	Position	Decision Requested
526.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
526.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter]  [S]eek[s] that the council drop this qualifying matter.
526.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards	Seek Amendment	In high density areas, there should be more single storey housing options.

## Kaden Adlington

### Submitter 527

Original Submission No	Plan Change	Provision	Position	Decision Requested
527.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan
527.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan

527.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan
527.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan
527.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
527.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
527.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
527.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
527.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
527.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
527.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support high-density housing near the city and commercial centres.
527.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.

## Kelsey Clousgon

### Submitter 528

Original Submission No	Plan Change	Provision	Position	Decision Requested
528.1	PC14	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	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.
528.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter... seek[s] that the council drop this qualifying matter.
528.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
528.4	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
528.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
528.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
528.7	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.

528.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
528.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.

**Daniel Carter**

**Submitter 529**

Original Submission No	Plan Change	Provision	Position	Decision Requested
529.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
529.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
529.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
529.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
529.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

529.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
529.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
529.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
529.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
529.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
529.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support high-density housing near the city and commercial centres.
529.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

Chris Wilison

Submitter 530

Original Submission No	Plan Change	Provision	Position	Decision Requested
530.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	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.

530.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
530.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.

**Claire Cox**

**Submitter 531**

Original Submission No	Plan Change	Provision	Position	Decision Requested
531.1	PC14	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	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.
531.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
531.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
531.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.

531.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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 commerical centres.
531.6	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
531.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
531.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
531.9	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
531.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
531.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.



Albert Nisbet

Submitter 532

Original Submission No	Plan Change	Provision	Position	Decision Requested
532.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
532.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
532.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
532.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
532.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
532.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
532.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

532.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
532.9	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
532.10	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Retain proposed extent of high density residential zones]
532.11	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Retain HRZ provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.

## Frederick Markwell

### Submitter 533

Original Submission No	Plan Change	Provision	Position	Decision Requested
533.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
533.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
533.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

533.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
533.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
533.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
533.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
533.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
533.9	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
533.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
533.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Supports] high-density housing near the city and commercial centres.
533.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

Donna Barber

Submitter 534

Original Submission No	Plan Change	Provision	Position	Decision Requested
534.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
534.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter].  [S]eek[s] that the council drop this qualifying matter.
534.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter].  [S]eek[s] that the council drop this qualifying matter.
534.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Support	[S]upport high-density housing near the city and commercial centres.

PRUDENCE MORRALL

Submitter 535

Original Submission No	Plan Change	Provision	Position	Decision Requested
535.1	PC14	14 - Residential	Seek Amendment	Seek amendment to the MRZ area - Exclude Therese Street.
535.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Change MRZ to not apply to Therese Street

Hannah Blair

Submitter 536

Original Submission No	Plan Change	Provision	Position	Decision Requested
536.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
536.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

Matt Johnston

Submitter 537

Original Submission No	Plan Change	Provision	Position	Decision Requested
537.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
537.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan
537.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan
537.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan

537.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
537.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
537.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
537.8	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
537.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Supports high-density housing near the city and commercial centres.
537.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Retain provisions that enable] 6 to 10 storeys for residential buildings near commercial centres.

## Barnaba Auia

### Submitter 538

Original Submission No	Plan Change	Provision	Position	Decision Requested
538.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
538.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

538.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
538.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support high-density housing near the city and commercial centres.

Lucy Hayes

Submitter 539

Original Submission No	Plan Change	Provision	Position	Decision Requested
539.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
539.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
539.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
539.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

## Ben Close

### Submitter 540

Original Submission No	Plan Change	Provision	Position	Decision Requested
540.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
540.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
540.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
540.4	PC14	20 - All of Plan	Support	More frequent buses and safer cycle ways are an absolute must all across the city.

## Amelia Hamlin

### Submitter 541

Original Submission No	Plan Change	Provision	Position	Decision Requested
541.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
541.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter]



				[S]eek[s] that the council drop this qualifying matter.
541.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]eek[s] that the council drop this qualifying matter.
541.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres

## Ben Helliwell

### Submitter 542

Original Submission No	Plan Change	Provision	Position	Decision Requested
542.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
542.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.
542.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.
542.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.

Peter Hobill

Submitter 543

Original Submission No	Plan Change	Provision	Position	Decision Requested
543.1	PC14	19 - Planning Maps > 19.10 - Any other zones	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]

David Davidson

Submitter 544

Original Submission No	Plan Change	Provision	Position	Decision Requested
544.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
544.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.
544.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.

544.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
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**James Hoare**

**Submitter 545**

Original Submission No	Plan Change	Provision	Position	Decision Requested
545.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
545.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]eek[s] that the council drop this qualifying matter.
545.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.

**Benjamin Maher**

**Submitter 546**

Original Submission No	Plan Change	Provision	Position	Decision Requested
546.1	PC14	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	Support	[S]eeks that the council retains the tree canopy requirement and contributions plan.

546.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.
546.3	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.
546.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support High Density housing.

**Amanda Ng**

**Submitter 547**

Original Submission No	Plan Change	Provision	Position	Decision Requested
547.1	PC14	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	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
547.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek that the council drop this qualifying matter.
547.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]eek that the council drop this qualifying matter.
547.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport high-density housing near the city and commercial centres.

Ethan Gullery

Submitter 548

Original Submission No	Plan Change	Provision	Position	Decision Requested
548.1	PC14	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	Support	[S]eek that the council retains the tree canopy requirement and contributions plan..
548.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter]  [S]eek that the council drop this qualifying matter.
548.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter]  [S]eek that the council drop this qualifying matter.
548.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport high-density housing near the city and commercial centres.

Tineek Corin

Submitter 549

Original Submission No	Plan Change	Provision	Position	Decision Requested
549.1	PC14	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	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.

549.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter].  [S]eek that the council drop this qualifying matter.
549.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter].  [S]eek that the council drop this qualifying matter.
549.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport high-density housing near the city and commercial centres.

## Sam Mills

### Submitter 550

Original Submission No	Plan Change	Provision	Position	Decision Requested
550.1	PC14	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	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
550.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter]  [S]eek that the council drop this qualifying matter.
550.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter].

				[S]eek that the council drop this qualifying matter.
550.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
550.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.

## Henry Seed

### Submitter 551

Original Submission No	Plan Change	Provision	Position	Decision Requested
551.1	PC14	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	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.
551.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
551.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
551.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
551.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek

		standards > 14.5.2.2 - Landscaped area and tree canopy cover		that the council retains the tree canopy requirement and contributions plan.
551.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
551.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.
551.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
551.9	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
551.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
551.11	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
551.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
551.13	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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..
551.14	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.



David Moore

Submitter 552

Original Submission No	Plan Change	Provision	Position	Decision Requested
552.1	PC14	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	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.
552.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
552.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
552.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
552.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek

		standards > 14.12.2.7 - Landscaping and tree canopy cover		that the council retains the tree canopy requirement and contributions plan.
552.8	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
552.9	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
552.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
552.11	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
552.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.

**Josh Flores**

**Submitter 553**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
553.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

553.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
553.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
553.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.
553.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
553.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
553.7	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
553.8	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
553.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
553.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

553.11	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
553.12	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.
553.14	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

### Fraser Beckwith

### Submitter 554

Original Submission No	Plan Change	Provision	Position	Decision Requested
554.1	PC14	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	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.
554.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
554.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.

		form standards > 14.5.2.6 - Height in relation to boundary		
554.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.
554.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.
554.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
554.7	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
554.8	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
554.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
554.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
554.11	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
554.12	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
554.13	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.

## James Cunniffe

### Submitter 555

Original Submission No	Plan Change	Provision	Position	Decision Requested
555.1	PC14	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	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.
555.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
555.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Seek that the Council remove the Sunlight Access Qualifying Matter
555.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.
555.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
555.8	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
555.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	
555.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
555.11	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
555.12	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.

Winton Land Limited

Submitter 556

Original Submission No	Plan Change	Provision	Position	Decision Requested
556.1	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Seek Amendment	<p>That the definition of height be amended as follows:</p> <p>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 Areas, height shall be measured from the FFL recorded in a minimum finished floor level certificate.</u></p>
556.2	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.7 - Objective -- Well-functioning urban environment	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; <del>including by recognising and providing for;</del></p> <p><del>i. Within commercial and residential zones, a distinctive, legible urban form and strong sense of place, expressed through:</del></p> <p><del>A. Contrasting building clusters within the cityscape and the wider perspective of the Te Poho o Tamatea/the Port Hills and Canterbury plains; and</del></p>



			<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> <p>-</p>
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556.3	PC14	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	Seek Amendment	<p>Amend 14.2.3.6 as follows:</p> <p>14.2.3.6 Framework for building heights in medium and high density areas:</p> <p>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></p>
556.4	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.7 - Management of	Seek Amendment	<p>amend Policy 14.2.3.7 as follows:</p> <p>14.2.3.7 Management of increased building heights</p>

		<p>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> <ul style="list-style-type: none"> <li>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;</li> <li>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></li> <li>iii. the site is located within walking distance of public or active transport corridors; community facilities or commercial activities; and public open space;</li> <li>iv. building design features are used to reduce: <ul style="list-style-type: none"> <li>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</li> <li>B. the effects of dominance and shading on historic heritage, significant trees, or character areas;</li> </ul> </li> <li>v. When considering height increases within 1.2km from the city centre, the economic impacts on the city centre from an increase in height</li> </ul>
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556.5	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.5 - Policy - Assessment of wind effects	Seek Amendment	<p>Amend Policy 14.2.5.5 as follows:</p> <p>14.2.5.5 Assessment of wind effects</p> <p>a. Maintain the comfort and safety of public and private space users by assessing and appropriately managing the adverse wind effects of <del>tall</del> buildings <u>exceeding six stories in the High Density Residential zone</u> to ensure:</p> <p>i. there is a low risk of harm to people;</p> <p>ii. the building and site design incorporates effective measures to reduce wind speeds; and</p> <p>iii. the comfort of private outdoor living spaces and public spaces is prioritised.</p>
556.6	PC14	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	Support	Retain policy 14.2.7.3 as notified
556.7	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.5 - Policy - High Density Residential Precinct	Seek Amendment	<p>Amend policy 14.2.7.5 as follows:</p> <p>14.2.7.5 Policy – High Density Residential Precinct</p> <p>a. Enable the development of 6-story <del>multi-storey flats and apartments in,</del> <u>residential buildings,</u> and restrict development to solely within, the High Density Residential Precinct to manage intensification around the City Centre zone.</p>

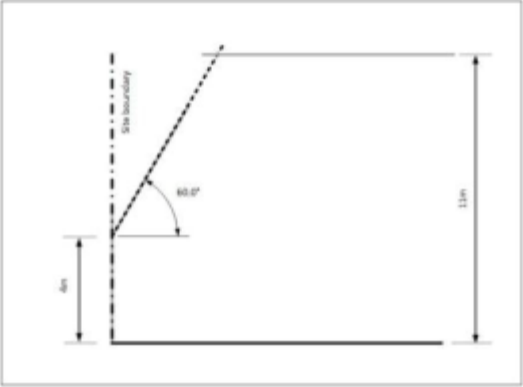
556.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	Retain 14.6.1.3 RD5 as notified
556.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	<p>Amend 14.6.1.3 RD7 as follows:</p> <p><del>a. Any building between 14-20 metres in height above ground level, when the following standards are met:</del></p> <p><del>i. A ground level communal outdoor living space shall be provided at a ratio of 50m<sup>2</sup> per 10 residential units. The number of units shall be rounded to the nearest 10, in accordance with the Swedish rounding system. This ratio shall be 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.</del></p> <p><del>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:</del></p> <p><del>i. The standards in RD7.a. i.;</del></p> <p><del>ii. The building is set back at least 6 metres from all internal boundaries; and</del></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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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 <del>High Density Residential Precinct</del>, Large Local Centre Intensification Precinct, or Town Centre Intensification Precinct.</p>
556.11	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	<p>amend 14.6.1.3 RD17 as follows:</p> <p>a. New buildings, structures or additions greater than 20<del>3</del> 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 20<del>3</del> 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>
556.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2	Seek Amendment	Amend 14.6.2.1 as follows:

		- Built form standards > 14.6.2.1 - Building height		<p>14.6.2.1 Building height</p> <p>a. Buildings must not exceed <del>14</del><u>23</u> metres in height above ground level. <del>The maximum height 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:</del></p> <p><del>i. Lot 1 DP 77997 CT CB46D/74;</del></p> <p><del>ii. Town Section 118 DP 3780; and</del></p> <p><del>iii. Town Section 119 DP 3780.</del></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>
556.13	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	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 <del>60o</del><u>60</u> building envelope <del>constructed by recession planes shown in Appendix 14.16.2 Diagram D</del> <del>measured</del> 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</p>

				<p>as set out below:</p> <ul style="list-style-type: none"><li>i. northern boundary: 6 metres;</li><li>ii. southern boundary: 8 metres; and</li><li>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.</li></ul> <p>c. This standard does not apply to—</p> <ul style="list-style-type: none"><li>i. a boundary with a road:</li><li>ii. existing or proposed internal boundaries within a site:</li><li>iii. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</li><li>iv. the construction of three or more residential units of a maximum of <del>14</del> <u>23</u> metres in height from ground level, to any part of a building:<ul style="list-style-type: none"><li>A. along the first 20 metres of a side boundary measured from the road boundary; or</li><li>B. within 60% of the site depth, measured from the road boundary, whichever is lesser.</li></ul></li></ul> <p>For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below.</p> <p>Delete figure 1 and replace with new figure as per the submission</p>
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				<p>Insert new diagram:</p> 
556.14	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	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 relevant boundary of</u></p>

				<p>a development site as set out below:</p> <ul style="list-style-type: none"><li>i. northern boundary: 6 metres;</li><li>ii. southern boundary: 8 metres; and</li><li>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.</li></ul> <p>c. This standard does not apply to—</p> <ul style="list-style-type: none"><li>i. a boundary with a road;</li><li>ii. existing or proposed internal boundaries within a site;</li><li>iii. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</li><li>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:<ul style="list-style-type: none"><li>A. along the first 20 metres of a side boundary measured from the road boundary; or</li><li>B. within 60% of the site depth, measured from the road boundary, whichever is lesser.</li></ul></li></ul> <p>For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below</p> <p>-</p> <p><u>insert new figure 1 as per submission</u></p>
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				<p>Insert new diagram:</p>
556.15	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	Oppose	Delete rule 14.6.2.12 in its entirety.
556.16	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.3 - Impacts on neighbouring property	Seek Amendment	<p>Delete 14.15.3 delete and replace with the following:</p> <p><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></p>

				<p><u>(i) building bulk and dominance effects on surrounding neighbours;</u></p> <p><u>(ii) privacy and shading effects on surrounding neighbours, including on habitable rooms or outdoor living spaces;</u></p> <p><u>(iii) modulation or design features of the building facade and roof-form to reduce its visual impact;</u></p> <p><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></p> <p><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></p> <p><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.</u></p>
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Peter Beswick

Submitter 557

Original Submission No	Plan Change	Provision	Position	Decision Requested
557.1	PC14	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	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.

557.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	delete low Public Transport Accessibility Area Qualifying Matter
557.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
557.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.
557.5	PC14	14 - Residential	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
557.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Delete sunlight access qualifying matter
557.7	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.2 - Site density and site coverage	Oppose	Delete sunlight access qualifying matter - Diagram D
557.8	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
557.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.
557.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.

557.11	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
557.12	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter
557.13	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
557.16	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.

**Jan-Yves Ruzicka**

**Submitter 558**

Original Submission No	Plan Change	Provision	Position	Decision Requested
558.1	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree

		Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial contributions		canopy and seek that the council retains the tree canopy requirement and contributions plan.
558.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
558.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.
558.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
558.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
558.8	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.

558.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.
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## Mitchell Tobin

### Submitter 559

Original Submission No	Plan Change	Provision	Position	Decision Requested
559.1	PC14	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	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
559.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
559.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
559.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
559.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek



		standards > 14.6.2.7 - Landscaped area and tree canopy cover		that the council retains the tree canopy requirement and contributions plan.
559.7	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
559.8	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
559.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
559.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
559.11	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
559.12	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.
559.14	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

Reece Pomeroy

Submitter 560

Original Submission No	Plan Change	Provision	Position	Decision Requested
560.1	PC14	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	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.
560.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
560.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
560.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
560.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree

		standards > 14.12.2.7 - Landscaping and tree canopy cover		canopy and seek that the council retains the tree canopy requirement and contributions plan.
560.8	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
560.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
560.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
560.11	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
560.12	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
560.13	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.
560.14	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

## Deidre Rance

### Submitter 561

Original Submission No	Plan Change	Provision	Position	Decision Requested
561.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	No medium [density zone in the Strowan area]
561.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[No high density zone in the Strowan area]
561.3	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[Retain existing zones in the Strowan area]
561.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Seek Amendment	No medium [density zone in the Strowan area]
561.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Seek Amendment	[No high density zone in the Strowan area]
561.6	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone	Seek Amendment	[Retain existing zones in the Strowan area]

## Rob McNeur

### Submitter 562

Original Submission No	Plan Change	Provision	Position	Decision Requested
562.1	PC14	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	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.
562.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.

562.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
562.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.
562.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
562.8	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
562.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
562.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
562.11	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.

562.12	PC14	19 - Planning Maps	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.
562.13	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.
562.14	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.

**Peter Cross**

**Submitter 563**

Original Submission No	Plan Change	Provision	Position	Decision Requested
563.1	PC14	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	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	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.

563.4	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
563.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
563.6	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
563.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
563.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
563.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
563.10	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
563.11	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.

563.13	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
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Rachel Hu

Submitter 564

Original Submission No	Plan Change	Provision	Position	Decision Requested
564.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
564.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
564.3	PC14	3 - Strategic Directions > 3.1 - Introduction	Oppose	[Opposes the Plan Change process]
564.4	PC14	3 - Strategic Directions > 3.1 - Introduction	Oppose	[Opposes the Plan Change process]
564.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	<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.
564.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.



Angela Nathan

Submitter 565

Original Submission No	Plan Change	Provision	Position	Decision Requested
565.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
565.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
565.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
565.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
565.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
565.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
565.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
565.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

565.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
565.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
565.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Supports high-density housing near the city and commercial centres.

**Bruce Chen**

**Submitter 566**

Original Submission No	Plan Change	Provision	Position	Decision Requested
566.1	PC14	14 - Residential	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.
566.2	PC14	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	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
566.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
566.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.

566.5	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
566.6	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.
566.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.
566.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.
566.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.
566.10	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Supports high-density housing near the city and commercial centres.
566.11	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Seek that the council to drop Low Public Transport Accessibility Qualifying Matter.
566.12	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Seek that the council to drop Low Public Transport Accessibility Qualifying Matter.

Mark Mayo

Submitter 567

Original Submission No	Plan Change	Provision	Position	Decision Requested
567.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
567.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
567.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
567.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
567.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
567.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
567.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
567.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

567.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
567.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
567.11	PC14	19 - Planning Maps	Support	[Supports] high-density housing near the city and commercial centres.
567.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Retain provisions that enable] 6 to 10 storeys for residential buildings near commercial centres.
567.13	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

## Hazel Shanks

### Submitter 568

Original Submission No	Plan Change	Provision	Position	Decision Requested
568.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
568.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
568.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

568.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
568.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
568.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
568.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
568.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
568.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
568.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
568.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Supports high-density housing near the city and commercial centers.
568.12	PC14	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	Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

Marcus Devine

Submitter 569

Original Submission No	Plan Change	Provision	Position	Decision Requested
569.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
569.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
569.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
569.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
569.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
569.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

Christine Albertson

Submitter 570

Original Submission No	Plan Change	Provision	Position	Decision Requested
570.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
570.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
570.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
570.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
570.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
570.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
570.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
570.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.



570.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
570.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
570.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Supports] high-density housing near the city and commercial centres.

## James Harwood

### Submitter 571

Original Submission No	Plan Change	Provision	Position	Decision Requested
571.1	PC14	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	Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.
571.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.
571.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.
571.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[Seek[s] that the council retains the tree canopy requirement and contributions plan.
571.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

571.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
571.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
571.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
571.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
571.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
571.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Supports] high-density housing near the city and commercial centres.
571.12	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan includes associated definitions
571.13	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.10 - Objective - Natural and cultural environment	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
571.14	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.6 - Objective - Urban tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
571.15	PC14	8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.1 - How to interpret and apply the rules	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

571.16	PC14	8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.7 - Consent notice	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
571.17	PC14	8 - Subdivision, Development and Earthworks > 8.7 - Rules as to matters of control - subdivision > 8.7.5 - Additional matters - industrial zones	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
571.18	PC14	8 - Subdivision, Development and Earthworks > 8.7 - Rules as to matters of control - subdivision > 8.7.12 - Tree canopy cover and financial contributions	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
571.19	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.2 - Tree and garden planting	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
571.20	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.13 - Tree canopy cover and financial contributions	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
571.21	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.13 - Tree and garden planting	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
571.22	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.9 - Landscaping and tree planting	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
571.23	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.6 - Landscaping and trees	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
571.24	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
571.25	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) > 15.13.2.4 - Street scene, landscaping and open space	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

571.26	PC14	14 - Residential > 14.3 - How to interpret and apply the rules	Oppose	Seek[s] that the council delete the reference to qualifying matter for Low Public Transport Accessibility.
571.27	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	Seeks to retain high density housing near the city and commercial centres.
571.28	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.1 - Qualifying standards > 14.13.1.4 - Location qualifying standards	Support	Seeks that rules relating to Higher-density housing near the city and commercial centres be supported.
571.29	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.1 - Qualifying standards > 14.13.1.4 - Location qualifying standards	Support	Seeks that higher density housing near the city and commercial centres be supported.
571.30	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.7 - Residential activity in Town and Local centres	Support	High-density housing near the city and commercial centres supported.
571.31	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.6 - Objective - Role of the City Centre Zone > 15.2.6.4 - Policy - Residential intensification	Support	I support high-density housing near the city and commercial centres.
571.32	PC14	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	Support	I support high-density housing near the city and commercial centres.
571.33	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	I support high-density housing near the city and commercial centres.

Yu Kai Lim

Submitter 572

Original Submission No	Plan Change	Provision	Position	Decision Requested
572.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
572.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
572.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
572.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
572.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
572.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
572.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
572.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

572.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
572.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
572.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Supports] high-density housing near the city and commercial centres.

### Jeff Louttit

### Submitter 573

Original Submission No	Plan Change	Provision	Position	Decision Requested
573.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
573.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
573.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
573.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
573.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

573.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
573.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
573.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
573.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
573.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
573.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Seeks] high-density housing near the city and commercial centres[ be retained].

Henry Bersani

Submitter 574

Original Submission No	Plan Change	Provision	Position	Decision Requested
574.1	PC14	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	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
574.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
574.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.

574.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
574.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Seek that Council to drop Low Public Transport Accessibility Area Qualifying Matter .
574.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Seek[s] that the council to drop Low Public Transport Accessibility Area Qualifying Matter.
574.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter.
574.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter.
574.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter.
574.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter.
574.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Seeks] high-density housing near the city and commercial centres [be retained].



Jeremy Ditzel

Submitter 575

Original Submission No	Plan Change	Provision	Position	Decision Requested
575.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
575.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
575.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
575.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
575.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
575.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter
575.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
575.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

575.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
575.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
575.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Seeks high-density housing near the city and commercial centres [be retained].
575.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

## Juliette Sargeant

### Submitter 576

Original Submission No	Plan Change	Provision	Position	Decision Requested
576.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
576.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
576.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
576.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

576.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
576.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
576.7	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Retain high-density housing near the city and commercial centres.
576.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	The council enable 6 to 10 storeys for residential buildings near commercial centres.
576.9	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
576.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
576.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
576.12	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.

James Robinson

Submitter 577

Original Submission No	Plan Change	Provision	Position	Decision Requested
577.1	PC14	14 - Residential	Support	
577.2	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
577.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
577.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
577.5	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
577.6	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
577.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter
577.8	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
577.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.

577.10	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
577.11	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
577.12	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support high-density housing near the city and commercial centres.
577.13	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

**Jamie Dawson**

**Submitter 578**

Original Submission No	Plan Change	Provision	Position	Decision Requested
578.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
578.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
578.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
578.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

578.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
578.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
578.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
578.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter
578.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter
578.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
578.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support high-density housing near the city and commercial centres.
578.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

**Gareth Bailey**

**Submitter 579**

Original Submission No	Plan Change	Provision	Position	Decision Requested
579.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Exclude properties within waterway setbacks from MDRZ classification.

579.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Exclude properties within waterway setbacks from MDRZ classification.
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**Darin Cusack**

**Submitter 580**

Original Submission No	Plan Change	Provision	Position	Decision Requested
580.1	PC14	20 - All of Plan	Seek Amendment	That a proper and in-depth social impact assessment [is] completed.
580.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	That the Sunlight Qualifying Matter be more conservative than proposed.
580.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	That the Sunlight Qualifying Matter be more conservative than proposed.
580.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	That the Sunlight Qualifying Matter be more conservative than proposed.
580.5	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	That the Sunlight Qualifying Matter be more conservative than proposed.
580.6	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	That further densification in areas where flooding is frequent and serious( and there is no immediate plan to mitigate) should be prevented by making those areas a qualifying matter.

580.7	PC14	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	Support	That further densification in areas where flooding is frequent and serious( and there is no immediate plan to mitigate) should be prevented by making those areas a qualifying matter.
580.8	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	That both sides of Matai Street West (including Nikau Place) from Straven Road east to the railway line, including the area north to the north Avon, should be a qualifying matter restricting further residential intensification.
580.9	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	That both sides of Matai Street West (including Nikau Place) from Straven Road east to the railway line, including the area north to the north Avon, should be a qualifying matter restricting further residential intensification.
580.10	PC14	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	Support	[Retain] protections for trees, and incentives for planting more trees
580.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Seek Amendment	[That] more green space [is] provided if there are any changes in additional housing density.
580.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Seek Amendment	[That] more green space [is] provided if there are any changes in additional housing density.
580.13	PC14	20 - All of Plan	Oppose	[Reject plan change]



Joanne Nikolaou

Submitter 581

Original Submission No	Plan Change	Provision	Position	Decision Requested
581.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	[Seeks] [t]hat council agrees the Cashmere View Somerfield Area [be] designated a Suburban Character Area.

Andrew Hill

Submitter 582

Original Submission No	Plan Change	Provision	Position	Decision Requested
582.1	PC14	15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame)	Seek Amendment	Following changes to provisions are requested <ul style="list-style-type: none"><li>- 32m high limit in CCMU South Frame, 20m step back.</li><li>- Greater flexibility with how the buildings are leased/used. Ie different forms of retail/office.</li><li>- 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.</li><li>- Allow for up to 70% of building to be commercial activities/services, if residential units are included in the development.</li><li>- Allow for greater retail size.</li><li>- For apartments above ground level, allow for only shared outdoor areas, or areas not attached to unit. Ie rooftop garden.</li><li>- Restrict/reduce balcony sizes for non-ground units.</li></ul>

				<p>- If building is a mixed development including apartments, not be restricted by setback rules till 20m.</p> <p>- 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> <p>The street facing area is very narrow in Christchurch, making many sites very hard to develop, while meeting fire requirements, enough daylight area and be able to offer reasonable priced housing.</p>
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### Jaimita de Jongh

#### Submitter 583

Original Submission No	Plan Change	Provision	Position	Decision Requested
583.1	PC14	20 - All of Plan	Seek Amendment	Seek that the plan change takes a systems approach, provides for housing choice and flexibility for a declining population
583.2	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	Seeks that Fairview and Cashmere View Streets be included in a character area.
583.3	PC14	5 - Natural Hazards > 5.4 - Rules - Flood hazard	Seek Amendment	Seek that increased density is not allowed in areas that drain into the mid-Heathcote Ōpāwaho
583.4	PC14	20 - All of Plan	Oppose	Oppose increased density where there is no public transport (specifically without light rail).
583.5	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.9 - Appendix -	Support	Supports Beckenham Loop Character Area

		Residential Heritage Areas - Interface Sites and Character Area Overlap Maps		
583.6	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Seek that increased density is not allowed in areas that drain into the mid-Heathcote Ōpāwaho
583.7	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Seek that increased density is not allowed in areas that drain into the mid-Heathcote Ōpāwaho

**Claudia M Staudt**

**Submitter 584**

Original Submission No	Plan Change	Provision	Position	Decision Requested
584.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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)
584.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	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)

584.3	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	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)
584.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Support	RD14 and RD 16:  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.
584.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	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.
584.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	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.
584.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	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
584.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	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.
584.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.

### Nick Brown

### Submitter 585

Original Submission No	Plan Change	Provision	Position	Decision Requested
585.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[That the area of Strowan between] Heaton Street/Innes Road and Blighs Road [be zoned MRZ instead of HRZ]
585.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[That the area of Strowan between] Heaton Street/Innes Road and Blighs Road [be zoned MRZ instead of HRZ]
585.3	PC14	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	Seek Amendment	[That on-site parking is required to be provided] for new residential housing developments
585.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Seek Amendment	[That the area of Strowan between] Heaton Street/Innes

				Road and Blighs Road [be zoned MRZ instead of HRZ]
585.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Seek Amendment	[That the area of Strowan between] Heaton Street/Innes Road and Blighs Road [be zoned MRZ instead of HRZ]

## Joe Clowes

### Submitter 586

Original Submission No	Plan Change	Provision	Position	Decision Requested
586.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
586.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
586.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
586.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
586.5	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres.
586.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

Ciaran Mee

Submitter 587

Original Submission No	Plan Change	Provision	Position	Decision Requested
587.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
587.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
587.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
587.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
587.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
587.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
587.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
587.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

587.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
587.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
587.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support high-density housing near the city and commercial centres.
587.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

David Lee

#### Submitter 588

Original Submission No	Plan Change	Provision	Position	Decision Requested
588.1	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
588.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
588.3	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
588.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.



588.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
588.6	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
588.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
588.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
588.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
588.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
588.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	I support high-density housing near the city and commercial centres.
588.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

**Krystal Boland**

**Submitter 589**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
589.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
589.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
589.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
589.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
589.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
589.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
589.7	PC14	14 - Residential > 14.16 - Appendices	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
589.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

589.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
589.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
589.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support high-density housing near the city and commercial centres.
589.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

**Todd Hartshorn**

**Submitter 590**

Original Submission No	Plan Change	Provision	Position	Decision Requested
590.1	PC14	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	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
590.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
590.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
590.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.
590.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s]

				that the council drop this qualifying matter.
590.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
590.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
590.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter
590.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter
590.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
590.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	I support high-density housing near the city and commercial centres.
590.12	PC14	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	Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

Helen Jacka

Submitter 591

Original Submission No	Plan Change	Provision	Position	Decision Requested
591.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
591.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
591.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
591.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
591.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
591.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
591.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
591.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

591.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
591.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
591.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support high-density housing near the city and commercial centres.
591.12	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Support	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

## Northwood Residents' Association

### Submitter 592

Original Submission No	Plan Change	Provision	Position	Decision Requested
592.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	To not proceed with the rezoning of part of Northwood subdivision [from Residential Suburban to Medium Density Residential].
592.2	PC14	19 - Planning Maps > 19.10 - Any other zones	Oppose	To not proceed with the rezoning of part of Northwood subdivision [from Residential Suburban to Medium Density Residential].
592.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	To not proceed with the rezoning of part of Northwood subdivision [from Residential Suburban to Medium Density Residential].

Cashmere Park Ltd, Hartward Investment Trust and Robert Brown

Submitter 593

Original Submission No	Plan Change	Provision	Position	Decision Requested
593.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Rezone site in Hendersons Basin ODP to Medium Density Residential
593.2	PC14	19 - Planning Maps > 19.10 - Any other zones	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>
593.3	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone	Seek Amendment	Rezone land at:

				<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>
593.4	PC14	17 - Rural > 17.5 - Rules - Rural Urban Fringe Zone	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	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone	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>

Hao Ning Tan

Submitter 594

Original Submission No	Plan Change	Provision	Position	Decision Requested
594.1	PC14	14 - Residential	Oppose	Seeks that the Council drops the Low Public Transport Accessibility Qualifying Matter.
594.2	PC14	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	Support	Seeks that the Council retains the tree canopy requirement and contributions plan
594.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Seek that the Council enables 6 to 10 storeys for residential buildings near commercial centres.
594.4	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Seeks that the Council drops the Low Public Transport Accessibility Qualifying Matter.
594.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Seeks that the Council drops the Sunlight Access Qualifying Matter
594.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	Seeks that the Council retains the tree canopy requirement and contributions plan
594.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	Seeks that the Council retains the tree canopy requirement and contributions plan
594.8	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	Seeks that the Council retains the tree canopy requirement and contributions plan
594.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	Seek that the Council enables 6 to 10 storeys for residential buildings near commercial centres.

594.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	Seek that the Council enables 6 to 10 storeys for residential buildings near commercial centres.
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## Logan Sanko

### Submitter 595

Original Submission No	Plan Change	Provision	Position	Decision Requested
595.1	PC14	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	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
595.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter  [S]eek that the council drop this qualifying matter.
595.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter}  [S]eek that the council drop this qualifying matter.
595.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres
595.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
595.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.

595.7	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
595.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres
595.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres

## Hayley Woods

### Submitter 596

Original Submission No	Plan Change	Provision	Position	Decision Requested
596.1	PC14	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	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
596.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter]  [S]eek that the council drop this qualifying matter.
596.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter]  [S]eek that the council drop this qualifying matter.
596.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.

596.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
596.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
596.7	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
596.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
596.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

### Karl Moffatt-Vallance

#### Submitter 597

Original Submission No	Plan Change	Provision	Position	Decision Requested
597.1	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 -	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.

		6.10A Tree Canopy Cover and Financial contributions		
597.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter]  [S]eek that the council drop this qualifying matter.
597.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter]  [S]eek that the council drop this qualifying matter.
597.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables >	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

		14.6.1.3 - Restricted discretionary activities		
597.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
597.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.

597.7	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	Seeks that the Council retains the tree canopy requirement and contributions plan
597.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
597.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.



**Caleb Sixtus**

**Submitter 598**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
598.1	PC14	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	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
598.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter]  [S]eek that the council drop this qualifying matter.
598.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter.]  [S]eek that the council drop this qualifying matter.
598.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
598.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
598.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
598.7	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.

598.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
598.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.

## David Townshend

### Submitter 599

Original Submission No	Plan Change	Provision	Position	Decision Requested
599.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Delete Sunlight Access Qualifying Matter]
599.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Delete Sunlight Access Qualifying Matter]
599.3	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Delete Sunlight Access Qualifying Matter]
599.4	PC14	20 - All of Plan	Seek Amendment	<ol style="list-style-type: none"> <li>1. 'CCC' publicly clarify that 'MDRS' has immediate legal effect to all medium and high density residential zones.</li> <li>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</li> </ol>

				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.
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## Maggie Lawson

### Submitter 600

Original Submission No	Plan Change	Provision	Position	Decision Requested
600.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
600.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
600.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
600.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
600.5	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Retain proposed extent of high density residential zones]
600.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Retain HRZ provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.

600.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	[Retain HRZ provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.
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**Jack Hobern**

**Submitter 601**

Original Submission No	Plan Change	Provision	Position	Decision Requested
601.1	PC14	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	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
601.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter]  [S]eek that the council drop this qualifying matter.
601.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter]  [S]eek that the council drop this qualifying matter.
601.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
601.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
601.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.

601.7	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
601.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
601.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.

### Devanh Patel

### Submitter 602

Original Submission No	Plan Change	Provision	Position	Decision Requested
602.1	PC14	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	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
602.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter]  [S]eek that the council drop this qualifying matter.
602.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter]  [S]eek that the council drop this qualifying matter.
602.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	[S]uggest council to push 35 stories instead of 10 in city centre.

602.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
602.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
602.7	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
602.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]uggest council to push 35 stories instead of 10 in city centre.
602.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]uggest council to push 35 stories instead of 10 in city centre.

**Evan Ross**

**Submitter 603**

Original Submission No	Plan Change	Provision	Position	Decision Requested
603.1	PC14	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	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
603.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter]  [S]eek that the council drop this qualifying matter.
603.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter]

				[S]eek that the council drop this qualifying matter.
603.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
603.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
603.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
603.7	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
603.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
603.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.

**Daniel Morris**

**Submitter 604**

Original Submission No	Plan Change	Provision	Position	Decision Requested
604.1	PC14	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	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.

604.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter]  [S]eek that the council drop this qualifying matter.
604.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter]  [S]eek that the council drop this qualifying matter.
604.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
604.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
604.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
604.7	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
604.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
604.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.



## Benjamin Wilton

### Submitter 605

Original Submission No	Plan Change	Provision	Position	Decision Requested
605.1	PC14	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	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.
605.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.
605.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
605.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
605.5	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Limit intensification as described to within a 1.2km radius of the Christchurch CBD.
605.6	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone	Support	Limit intensification as described to only within a 1.2km radius of the Christchurch CBD.

Alanna Reid

Submitter 606

Original Submission No	Plan Change	Provision	Position	Decision Requested
606.1	PC14	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	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
606.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter]  [S]eek that the council drop this qualifying matter.
606.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter]  [S]eek that the council drop this qualifying matter.
606.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
606.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
606.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
606.7	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.

606.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.
606.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commerical centres.

## Mathew Cairns

### Submitter 607

Original Submission No	Plan Change	Provision	Position	Decision Requested
607.1	PC14	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	Support	[S]eek that the council retains the tree canopy requirement and contributions plan.
607.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
607.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
607.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.

## Denisa Dumitrescu

### Submitter 608

Original Submission No	Plan Change	Provision	Position	Decision Requested
608.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
608.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
608.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
608.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

## Morgan Patterson

### Submitter 609

Original Submission No	Plan Change	Provision	Position	Decision Requested
609.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
609.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
609.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.

## Alexia Katisipis

### Submitter 610

Original Submission No	Plan Change	Provision	Position	Decision Requested
610.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
610.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying

				Matter] seek[s] that the council drop this qualifying matter.
610.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
610.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.

## Ailbhe Redmile

### Submitter 611

Original Submission No	Plan Change	Provision	Position	Decision Requested
611.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
611.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
611.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
611.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	Seek[s] that the council retains the tree canopy requirement and contributions plan.

611.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
611.6	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
611.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
611.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
611.9	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

**Hamish McLeod**

**Submitter 612**

Original Submission No	Plan Change	Provision	Position	Decision Requested
612.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
612.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
612.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

612.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.
612.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
612.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
612.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
612.8	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Retain proposed extent of High Density Residential zones]

## Noah Simmonds

### Submitter 613

Original Submission No	Plan Change	Provision	Position	Decision Requested
613.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
613.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
613.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.



613.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.
613.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
613.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
613.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
613.8	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Retain proposed extent of High Density Residential zones]

### Matthew Coulthurst

#### Submitter 614

Original Submission No	Plan Change	Provision	Position	Decision Requested
614.1	PC14	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	Support	[S]ee[s]k that the council retains the tree canopy requirement and contributions plan.
614.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
614.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

		standards > 14.5.2.6 - Height in relation to boundary		
614.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
614.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

### Analija Thomas

#### Submitter 615

Original Submission No	Plan Change	Provision	Position	Decision Requested
615.1	PC14	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	Support	Seek that the council retains the tree canopy requirement and contributions plan.
615.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
615.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
615.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.

615.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	Seek that the council retains the tree canopy requirement and contributions plan.
615.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	Seek that the council retains the tree canopy requirement and contributions plan.
615.7	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	Seek that the council retains the tree canopy requirement and contributions plan.
615.8	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List	Support	Seek that the council retains the tree canopy requirement and contributions plan [as it relates to the associated definitions]
615.9	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.10 - Objective - Natural and cultural environment	Support	Seek that the council retains the tree canopy requirement and contributions plan.
615.10	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.6 - Objective - Urban tree canopy cover	Support	Seek that the council retains the tree canopy requirement and contributions plan.
615.11	PC14	8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.1 - How to interpret and apply the rules	Support	Seek that the council retains the tree canopy requirement and contributions plan.
615.12	PC14	8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.7 - Consent notice	Support	Seek that the council retains the tree canopy requirement and contributions plan.
615.13	PC14	8 - Subdivision, Development and Earthworks > 8.7 - Rules as to matters of control - subdivision > 8.7.5 - Additional matters - industrial zones	Support	Seek that the council retains the tree canopy requirement and contributions plan.
615.14	PC14	8 - Subdivision, Development and Earthworks > 8.7 - Rules as to matters of control - subdivision > 8.7.12 - Tree canopy cover and financial contributions	Support	Seek that the council retains the tree canopy requirement and contributions plan.

615.15	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.2 - Tree and garden planting	Support	Seek that the council retains the tree canopy requirement and contributions plan.
615.16	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.13 - Tree canopy cover and financial contributions	Support	Seek that the council retains the tree canopy requirement and contributions plan.
615.17	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.9 - Landscaping and tree planting	Support	Seek that the council retains the tree canopy requirement and contributions plan.
615.18	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.6 - Landscaping and trees	Support	Seek that the council retains the tree canopy requirement and contributions plan.
615.19	PC14	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	Support	Seek that the council retains the tree canopy requirement and contributions plan.
615.20	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) > 15.13.2.4 - Street scene, landscaping and open space	Support	Seek that the council retains the tree canopy requirement and contributions plan.
615.21	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
615.22	PC14	14 - Residential > 14.3 - How to interpret and apply the rules	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council remove references to this qualifying matter.
615.23	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

615.24	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
615.25	PC14	19 - Planning Maps	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
615.26	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

## Elizabeth Oquist

### Submitter 616

Original Submission No	Plan Change	Provision	Position	Decision Requested
616.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
616.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
616.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

616.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
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## Tegan Mays

### Submitter 617

Original Submission No	Plan Change	Provision	Position	Decision Requested
617.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
617.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
617.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
617.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
617.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

## Lance Woods

### Submitter 618

Original Submission No	Plan Change	Provision	Position	Decision Requested
618.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
618.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s]  that the council drop this qualifying matter.
618.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
618.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.

## Oscar Templeton

### Submitter 619

Original Submission No	Plan Change	Provision	Position	Decision Requested
619.1	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery >	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

		6.10.4 - 6.10A Tree Canopy Cover and Financial contributions		
619.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
619.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
619.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

### Izak Dobbs

### Submitter 620

Original Submission No	Plan Change	Provision	Position	Decision Requested
620.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
620.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
620.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.



		standards > 14.5.2.6 - Height in relation to boundary		
620.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.

**Loren Kennedy**

**Submitter 621**

Original Submission No	Plan Change	Provision	Position	Decision Requested
621.1	PC14	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	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.
621.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.
621.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
621.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
621.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.

621.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
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**Ella Herriot**

**Submitter 622**

Original Submission No	Plan Change	Provision	Position	Decision Requested
622.1	PC14	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	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	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
622.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
622.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.

622.7	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
622.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.

**Peter Dobbs**

**Submitter 623**

Original Submission No	Plan Change	Provision	Position	Decision Requested
623.1	PC14	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	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.
623.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter. Seek that the council drop this qualifying matter.
623.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter. Seek that the council drop this qualifying matter.
623.4	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Oppose the Sunlight Access Qualifying Matter. Seek that the council drop this qualifying matter.

623.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter. Seek that the council drop this qualifying matter.
623.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.
623.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
623.8	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
623.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
623.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	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.

**Daniel Scott**

**Submitter 624**

Original Submission No	Plan Change	Provision	Position	Decision Requested
624.1	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake	Support	[Support] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy.

		Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial contributions		Seek that the council retains the tree canopy requirement and contributions plan.
624.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Opposes] the Low Public Transport Accessibility Area Qualifying Matter. Seek that the council drop this qualifying matter.
624.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Opposes] the Sunlight Access Qualifying Matter. Seek that the council drop this qualifying matter.
624.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
624.5	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
624.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Opposes] the Low Public Transport Accessibility Area Qualifying Matter. Seek that the council drop this qualifying matter.
624.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Opposes] the Sunlight Access Qualifying Matter. Seek that the council drop this qualifying matter.
624.8	PC14	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	Support	[Opposes] the Sunlight Access Qualifying Matter. Seek that the council drop this qualifying matter.
624.9	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Support	[Opposes] the Sunlight Access Qualifying Matter. Seek that the council drop this qualifying matter.
624.10	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
624.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.
624.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	[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.

### Pamela-Jayne Cooper

#### Submitter 625

Original Submission No	Plan Change	Provision	Position	Decision Requested
625.1	PC14	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	Seek Amendment	Amend Policy 6.10A.2.1.1 to maintain the existing tree canopy cover if it is over 20%, new builds should achieve 30% canopy cover and seeks no removal of existing mature trees.
625.2	PC14	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	Seek Amendment	Amend 6.10A.4.2.1 (b) for more provision to locate tree canopy to individual residences wherever feasible.
625.3	PC14	7 - Transport > 7.2 - Objectives and policies > 7.2.1 - Objective - Integrated transport system for Christchurch District	Seek Amendment	Amend Objective 7.2.1 (a)(i) and (ii) as they are too vague.

625.4	PC14	14 - Residential > 14.14 - DELETE Rules - Community Housing Redevelopment Mechanism	Oppose	Oppose [proposed deletion of 14.14]
625.5	PC14	7 - Transport > 7.2 - Objectives and policies > 7.2.1 - Objective - Integrated transport system for Christchurch District > 7.2.1.2 - Policy - High trip generating activities	Oppose	Oppose car centric objective.
625.6	PC14	20 - All of Plan	Oppose	Seeks clarification on numbers of new houses required
625.7	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Seek Amendment	Seek amendment to a maximum height of 60m (with consent).
625.8	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.1 - Policy - Housing distribution and density	Support	Seeks to retain objective 14.2.1 (a) (i) as notified (about providing a range of housing types and sizes.
625.9	PC14	20 - All of Plan	Support	Support the goal to provide additional housing options and urban intensification generally.
625.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	[That b. is deleted]
625.11	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	[That b. is deleted]

Carol Shu

Submitter 626

Original Submission No	Plan Change	Provision	Position	Decision Requested
626.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Keep Hyde Park and Avonhead area all RS zoning.

626.2	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Keep Hyde Park and Avonhead area all RS zoning.
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## Plain and Simple Ltd

### Submitter 627

Original Submission No	Plan Change	Provision	Position	Decision Requested
627.1	PC14	3 - Strategic Directions > 3.3 - Objectives	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.
627.2	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies	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.
627.3	PC14	14 - Residential > 14.2 - Objectives and Policies	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.
627.4	PC14	15 - Commercial > 15.2 - Objectives and policies	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.
627.5	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards	Seek Amendment	[New standards for] accessibility and environmentally responsible design, [such as]: <ul style="list-style-type: none"> <li>• Rain and grey water harvesting / recycling</li> <li>• Composting / incinerating toilets</li> </ul>



				<ul style="list-style-type: none"> <li>• Alternative energy sources</li> <li>• Green roofs</li> <li>• Porous hardscaping</li> </ul>
627.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards	Seek Amendment	<p>[Newstandards for] accessibility and environmentally responsible design, [suchas]:</p> <ul style="list-style-type: none"> <li>• Rain and grey water harvesting / recycling</li> <li>• Composting / incinerating toilets</li> <li>• Alternative energy sources</li> <li>• Green roofs</li> <li>• Porous hardscaping</li> </ul>
627.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards	Seek Amendment	<p>[Newstandards for] accessibility and environmentally responsible design, [suchas]:</p> <ul style="list-style-type: none"> <li>• Rain and grey water harvesting / recycling</li> <li>• Composting / incinerating toilets</li> <li>• Alternative energy sources</li> <li>• Green roofs</li> <li>• Porous hardscaping</li> </ul>
627.8	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards	Seek Amendment	<p>[Newstandards for] accessibility and environmentally responsible design, [suchas]:</p> <ul style="list-style-type: none"> <li>• Rain and grey water harvesting / recycling</li> <li>• Composting / incinerating toilets</li> <li>• Alternative energy sources</li> <li>• Green roofs</li> <li>• Porous hardscaping</li> </ul>
627.9	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards	Seek Amendment	

				<p>[Newstandards for] accessibility and environmentally responsible design, [suchas]:</p> <ul style="list-style-type: none"> <li>• Rain and grey water harvesting / recycling</li> <li>• Composting / incinerating toilets</li> <li>• Alternative energy sources</li> <li>• Green roofs</li> <li>• Porous hardscaping</li> </ul>
627.10	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards	Seek Amendment	<p>[Newstandards for] accessibility and environmentally responsible design, [suchas]:</p> <ul style="list-style-type: none"> <li>• Rain and grey water harvesting / recycling</li> <li>• Composting / incinerating toilets</li> <li>• Alternative energy sources</li> <li>• Green roofs</li> <li>• Porous hardscaping</li> </ul>
627.11	PC14	14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.2 - Built form standards	Seek Amendment	<p>[Newstandards for] accessibility and environmentally responsible design, [suchas]:</p> <ul style="list-style-type: none"> <li>• Rain and grey water harvesting / recycling</li> <li>• Composting / incinerating toilets</li> <li>• Alternative energy sources</li> <li>• Green roofs</li> <li>• Porous hardscaping</li> </ul>
627.12	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.2 - Built form standards	Seek Amendment	<p>[Newstandards for] accessibility and environmentally responsible design, [suchas]:</p> <ul style="list-style-type: none"> <li>• Rain and grey water harvesting / recycling</li> <li>• Composting / incinerating toilets</li> <li>• Alternative energy sources</li> <li>• Green roofs</li> <li>• Porous hardscaping</li> </ul>

627.13	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards	Seek Amendment	<p>[Newstandards for] accessibility and environmentally responsible design, [suchas]:</p> <ul style="list-style-type: none"> <li>• Rain and grey water harvesting / recycling</li> <li>• Composting / incinerating toilets</li> <li>• Alternative energy sources</li> <li>• Green roofs</li> <li>• Porous hardscaping</li> </ul>
627.14	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards	Seek Amendment	<p>[Newstandards for] accessibility and environmentally responsible design, [suchas]:</p> <ul style="list-style-type: none"> <li>• Rain and grey water harvesting / recycling</li> <li>• Composting / incinerating toilets</li> <li>• Alternative energy sources</li> <li>• Green roofs</li> <li>• Porous hardscaping</li> </ul>
627.15	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone	Seek Amendment	<p>[Newstandards for] accessibility and environmentally responsible design, [suchas]:</p> <ul style="list-style-type: none"> <li>• Rain and grey water harvesting / recycling</li> <li>• Composting / incinerating toilets</li> <li>• Alternative energy sources</li> <li>• Green roofs</li> <li>• Porous hardscaping</li> </ul>
627.16	PC14	15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone	Seek Amendment	<p>[Newstandards for] accessibility and environmentally responsible design, [suchas]:</p> <ul style="list-style-type: none"> <li>• Rain and grey water harvesting / recycling</li> <li>• Composting / incinerating toilets</li> <li>• Alternative energy sources</li> <li>• Green roofs</li> </ul>

				<ul style="list-style-type: none"> <li>• Porous hardscaping</li> </ul>
627.17	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone	Seek Amendment	<p>[Newstandards for] accessibility and environmentally responsible design, [suchas]:</p> <ul style="list-style-type: none"> <li>• Rain and grey water harvesting / recycling</li> <li>• Composting / incinerating toilets</li> <li>• Alternative energy sources</li> <li>• Green roofs</li> <li>• Porous hardscaping</li> </ul>
627.18	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone	Seek Amendment	<p>[Newstandards for] accessibility and environmentally responsible design, [suchas]:</p> <ul style="list-style-type: none"> <li>• Rain and grey water harvesting / recycling</li> <li>• Composting / incinerating toilets</li> <li>• Alternative energy sources</li> <li>• Green roofs</li> <li>• Porous hardscaping</li> </ul>
627.19	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone	Seek Amendment	<p>[Newstandards for] accessibility and environmentally responsible design, [suchas]:</p> <ul style="list-style-type: none"> <li>• Rain and grey water harvesting / recycling</li> <li>• Composting / incinerating toilets</li> <li>• Alternative energy sources</li> <li>• Green roofs</li> <li>• Porous hardscaping</li> </ul>
627.20	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.2 - Built form standards - Central City Mixed Use Zone	Seek Amendment	<p>[Newstandards for] accessibility and environmentally responsible design, [suchas]:</p> <ul style="list-style-type: none"> <li>• Rain and grey water harvesting / recycling</li> <li>• Composting / incinerating toilets</li> <li>• Alternative energy sources</li> <li>• Green roofs</li> <li>• Porous hardscaping</li> </ul>

627.21	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)	Seek Amendment	<p>[Newstandards for] accessibility and environmentally responsible design, [suchas]:</p> <ul style="list-style-type: none"> <li>• Rain and grey water harvesting / recycling</li> <li>• Composting / incinerating toilets</li> <li>• Alternative energy sources</li> <li>• Green roofs</li> <li>• Porous hardscaping</li> </ul>
627.22	PC14	14 - Residential	Seek Amendment	<p>[New provisions to] ensure the [delivery of]:</p> <ul style="list-style-type: none"> <li>• mainstream alternative housing options with accessible green space and appropriate amenity values.</li> <li>• integrat[ed] social and affordable housing in mixed communities</li> <li>• prototyping zones with rules and aligned support that facilitates innovation and prototyping of new choices of housing</li> </ul>
627.23	PC14	15 - Commercial	Seek Amendment	<p>[Newprovisions to] ensure the [delivery of]:</p> <ul style="list-style-type: none"> <li>• mainstream alternative housing options with accessible green space and appropriate amenity values.</li> <li>• integrat[ed] social and affordable housing in mixed communities</li> <li>• prototyping zones with rules and aligned support that facilitates innovation and prototyping of new choices of housing</li> </ul>
627.24	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[New] prototypingzones

627.25	PC14	5 - Natural Hazards > 5.4 - Rules - Flood hazard	Seek Amendment	[New provisions to enable] Temporary, modular lightweight housing / buildings [in natural hazard areas]
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**Tom Crawford**

**Submitter 628**

Original Submission No	Plan Change	Provision	Position	Decision Requested
628.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
628.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
628.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
628.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
628.5	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
628.6	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

628.7	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
628.8	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.

### James Broadbent

#### Submitter 629

Original Submission No	Plan Change	Provision	Position	Decision Requested
629.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	[Reduce permitted building height] Prevent unconsented 3 story development in residential suburbs. Specifically... Beckenham

### Murray Cullen

#### Submitter 630

Original Submission No	Plan Change	Provision	Position	Decision Requested
630.1	PC14	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	Support	[Retainthe Sunlight Access Qualifying Matter]
630.2	PC14	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	Support	[RetainCharacter Areas]
630.3	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	[RetainCharacter Areas]

630.4	PC14	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	Support	[Retain]the proposed Area-specific built form standards that apply to theBeckenham Character Area.
630.5	PC14	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	Seek Amendment	[Consider]some fine tuning of the development rules for the Character Area.

### Matt Pont

### Submitter 631

Original Submission No	Plan Change	Provision	Position	Decision Requested
631.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
631.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
631.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.
631.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.



Aimee Harper

Submitter 632

Original Submission No	Plan Change	Provision	Position	Decision Requested
632.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
632.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
632.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
632.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

James Dunne

Submitter 633

Original Submission No	Plan Change	Provision	Position	Decision Requested
633.1	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 -	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

		6.10A Tree Canopy Cover and Financial contributions		
633.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
633.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
633.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
633.5	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

**Georgia Palmer**

**Submitter 634**

Original Submission No	Plan Change	Provision	Position	Decision Requested
634.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
634.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
634.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

		standards > 14.5.2.6 - Height in relation to boundary		
634.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
634.5	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
634.6	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

## Suzi Chisholm

### Submitter 635

Original Submission No	Plan Change	Provision	Position	Decision Requested
635.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
635.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose Low Public Transport Accessibility Area Qualifying Matter.
635.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Oppose Sunlight Access Qualifying Matter
635.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 -	Seek Amendment	Supports high density housing near the city and commercial centres. Seek that the Council enable 6

		Activity status tables > 14.6.1.3 - Restricted discretionary activities		to 10 storeys for residential buildings near commercial centres.
635.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Oppose Low Public Transport Accessibility Area Qualifying Matter.
635.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Oppose Sunlight Access Qualifying Matter
635.7	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.2 - Maximum building height	Support	Support 6 to 10 storey residential buildings near commercial centres.

**Rod Corbett**

**Submitter 636**

Original Submission No	Plan Change	Provision	Position	Decision Requested
636.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
636.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.
636.3	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix -	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

		Schedule of Significant Historic Heritage Items		Battalion & 20th Regiment who lost their lives in support of New Zealand's freedom.
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**James Ballantine**

**Submitter 637**

Original Submission No	Plan Change	Provision	Position	Decision Requested
637.1	PC14	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	Support	[Seeks to retain] the tree canopy cover and financial contributions provisions as notified.
637.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Seeks that building height in the High Density Zone allows for 6 to 10 storeys for residential buildings near commercial centres.
637.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Oppose the Sunlight Access Qualifying Matter.
637.4	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter.
637.5	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support High Density Zone near city and commercial centres.
637.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	Support High Density Zone near city and commercial centres.

## Central Riccarton Residents' Association Inc

### Submitter 638

Original Submission No	Plan Change	Provision	Position	Decision Requested
638.1	PC14	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	Oppose	[That Riccarton is not classified as a Town Centre]
638.2	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	[That Riccarton is not classified as a Town Centre]
638.3	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	[Amend recession planes to provide more sunlight]
638.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[That intensification is only enabled] in the CentralCity, defined as The Core and The Frame.
638.5	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[That current zoning is retained outside of] the CentralCity, defined as The Core and The Frame.
638.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	Seek Amendment	[Delete b.ii exemption for internal access accessory buildings or garages]
638.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Seek Amendment	[Remove] exemptions for street-facing glazing
638.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	Seek Amendment	[Delete a.ii, allowance for 60% site coverage]
638.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	[Delete b. minimum height for residential units]

638.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.16 - Minimum unit size	Seek Amendment	[Increase minimum unit sizes]
638.11	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	[Remove exemptions and amend recession plane to provide more sunlight access]
638.12	PC14	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	Seek Amendment	[Strengthen tree canopy cover requirements]

### Rory Evans Fee

#### Submitter 639

Original Submission No	Plan Change	Provision	Position	Decision Requested
639.1	PC14	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	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.
639.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
639.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
639.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

639.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
639.6	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
639.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
639.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
639.9	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
639.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
639.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.



Steven Watson

Submitter 640

Original Submission No	Plan Change	Provision	Position	Decision Requested
640.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
640.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
640.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
640.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

## Andrew Treadwell

### Submitter 641

Original Submission No	Plan Change	Provision	Position	Decision Requested
641.1	PC14	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	Support	Seek that the council retains the tree canopy requirement and contributions plan.
641.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Seek[s] that the council drop Low Public Transport Accessibility Area qualifying matter.
641.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Seek[s] that the council drop the Sunlight Gain qualifying matter.
641.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

## Sophie Harre

### Submitter 642

Original Submission No	Plan Change	Provision	Position	Decision Requested
642.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

642.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
642.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
642.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

Keegan Phipps

Submitter 643

Original Submission No	Plan Change	Provision	Position	Decision Requested
643.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
643.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
643.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
643.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

643.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
643.6	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
643.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
643.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
643.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
643.10	PC14	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	Support	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
643.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	I support high-density housing near the city and commercial centres.
643.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

## Fay Brorens

### Submitter 644

Original Submission No	Plan Change	Provision	Position	Decision Requested
644.1	PC14	19 - Planning Maps > 19.6 - QM - Any Coastal Hazard	Support	[Retain] precautions around Natural Hazards including, flooding, liquefaction and sea level rise.

644.2	PC14	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	Support	[Seeks protection of tree canopy and natural spaces]
644.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Seek Amendment	<p>The submitter makes the following suggestions on density:</p> <ul style="list-style-type: none"> <li>- precaution around Natural Hazards including, flooding, liquefaction and sea level rise.</li> <li>- Warm, dry and suitable homes are required. For the new dwelling a 'sunshine factor', is like a 'quality factor' or an 'outlook factor'.</li> <li>- 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.</li> <li>- developments should consider infrastructure, especially sewer.</li> <li>- quality development in places such as Casebrook and South Halswell could provide better outcomes as Christchurch transitions to more localised communities and neighbourhoods.</li> </ul>
644.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Seek Amendment	The submitter supports higher density with no specific residential zone identified.
644.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built	Seek Amendment	The submitter supports higher density with no specific residential zone identified

		form standards > 14.6.2.2 - Height in relation to boundary		
644.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	The submitter supports higher density with no specific residential zone identified.
644.7	PC14	5 - Natural Hazards > 5.2 - Objectives and Policies > 5.2.2 - Natural hazards policies	Not Stated	The submitter supports precautions around Natural Hazards including, flooding, liquefaction and sea level rise.

**Laura McGill**

**Submitter 645**

Original Submission No	Plan Change	Provision	Position	Decision Requested
645.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
645.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
645.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
645.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

Archie Manur

Submitter 646

Original Submission No	Plan Change	Provision	Position	Decision Requested
646.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
646.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
646.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
646.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
646.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
646.6	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
646.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
646.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

646.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
646.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
646.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Supports high-density housing near the city and commercial centres.
646.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	Seeks that the council enable 6 to 10 storeys for residential buildings near commercial centres.

**Michael Palmer**

**Submitter 647**

Original Submission No	Plan Change	Provision	Position	Decision Requested
647.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[Limit extent of MRZ / intensification to the inner] suburbs surrounding the city centre including St Albans, Linwood, Philipstown, Addington and Merrivale.
647.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[Limit HRZ to the city centre and inner] suburbs surrounding the city centre.
647.3	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[Retain existing zoning in the outer suburbs]
647.4	PC14	20 - All of Plan	Seek Amendment	[Amend the plan change to reflect the character of Christchurch].



## Brennan Hawkins

### Submitter 648

Original Submission No	Plan Change	Provision	Position	Decision Requested
648.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
648.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
648.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
648.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

## Peter Stanger

### Submitter 649

Original Submission No	Plan Change	Provision	Position	Decision Requested
649.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
649.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.
649.3	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
649.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

## Charlie Lane

### Submitter 650

Original Submission No	Plan Change	Provision	Position	Decision Requested
650.1	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 -	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

		6.10A Tree Canopy Cover and Financial contributions		
650.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
650.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
650.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.

Jess Green

#### Submitter 651

Original Submission No	Plan Change	Provision	Position	Decision Requested
651.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
651.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
651.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

651.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
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## Declan Cruickshank

### Submitter 652

Original Submission No	Plan Change	Provision	Position	Decision Requested
652.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
652.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek that the council drop this qualifying matter.
652.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.
652.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
652.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

652.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
652.7	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
652.8	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek that the council drop this qualifying matter.
652.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.
652.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.
652.11	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.

David McLauchlan

Submitter 653

Original Submission No	Plan Change	Provision	Position	Decision Requested
653.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Seek Amendment	Have a building setback of 11.5m from the road centre line.

653.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	Seek Amendment	Have a building setback of 11.5m from the road centre line.
653.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Seek Amendment	Have narrow streets with cycleways a Qualifying Matter for exemption from development.
653.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Review the recession plane angle to preserve the morning sun.
653.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Review the recession plane angle to preserve the morning sun.
653.6	PC14	1 - Introduction	Seek Amendment	Have the outer areas zoned RMDZ deferred.
653.7	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Seek Amendment	Set a minimum net site area standard for developments [e.g., 2,000m <sup>2</sup> ] that allows for permanent and larger green space areas.
653.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Seek Amendment	Set a minimum net site area standard for developments [e.g., 2,000m <sup>2</sup> ] that allows for permanent and larger green space areas.
653.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Seek Amendment	Set a minimum net site area standard for developments that allows for permanent and larger green space areas.
653.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Seek Amendment	Make Flooding on Palmside Street a Qualifying Matter for exemption from development.

Wendy Fergusson

Submitter 654

Original Submission No	Plan Change	Provision	Position	Decision Requested
654.1	PC14	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	Seek Amendment	Please ensure there is off street parking for every residential building/block
654.2	PC14	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	Seek Amendment	Strengthen the requirements for trees
654.3	PC14	9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.4 - Rules	Seek Amendment	Strengthen the requirements for trees
654.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[Reduce extent of HRZ] Walkable catchment should be 10mins max.
654.5	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	[H]ave a steeper pyramid shape of reducing heights out to the edges of the walkable catchment.
654.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Reduce all the building height allowances a bit
654.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Reduce all the building height allowances a bit
654.8	PC14	20 - All of Plan	Seek Amendment	Population should be kept to the 10-30 year term.

654.9	PC14	3 - Strategic Directions > 3.1 - Introduction	Seek Amendment	Development in rural areas should be restricted if you are going to intensify the city
654.10	PC14	20 - All of Plan	Seek Amendment	Development in rural areas should be restricted if you are going to intensify the city

## Daymian Johnson

### Submitter 655

Original Submission No	Plan Change	Provision	Position	Decision Requested
655.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
655.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
655.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
655.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
655.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Seek[s] that the council to drop Low Public Transport Accessibility Qualifying Matter



655.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Seek[s] that the council to drop Low Public Transport Accessibility Qualifying Matter
655.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter
655.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter.
655.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter.
655.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Seek[s] that the council to drop Regarding the Sunlight Access Qualifying Matter.
655.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support high-density housing near the city and commercial centres.
655.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

## Francesca Teague-Wytenburg

### Submitter 656

Original Submission No	Plan Change	Provision	Position	Decision Requested
656.1	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 -	Support	Seeks that the council retains the tree canopy requirement and contributions plan.

		6.10A Tree Canopy Cover and Financial contributions		
656.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	Seeks that the council retains the tree canopy requirement and contributions plan.
656.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	Seeks that the council retains the tree canopy requirement and contributions plan.
656.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	Seeks that the council retains the tree canopy requirement and contributions plan.
656.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Remove the Low Public Transport Accessibility Qualifying Matter
656.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Remove the Low Public Transport Accessibility Qualifying Matter
656.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council [remove] this qualifying matter.
656.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council [remove] this qualifying matter.
656.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council [remove] this qualifying matter.
656.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council [remove] this qualifying matter.

656.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	High-density residential buildings near the city and commercial centers.
656.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Enable 6 to 10 storeys for residential buildings near commercial centres.
656.13	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Enable 6 to 10 storeys for residential buildings near commercial centres.

Clair Higginson

Submitter 657

Original Submission No	Plan Change	Provision	Position	Decision Requested
657.1	PC14	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	Seek Amendment	<p><b>Add new point (viii) to 15.13-14.2.6 Commercial Central City Business City Centre and Central City Mixed Use Zones urban design:</b></p> <p>Whether the increased <b>height</b>, or reduced <b>setbacks</b>, or <b>recession plane intrusion</b> would result in that do not compromise the <b>amenity of adjacent properties planned urban built, taking into account the following matters of discretion apply:</b></p> <ul style="list-style-type: none"> <li>i. <b>Building bulk and dominance effects on surrounding neighbours;</b></li> <li>ii. <b>Privacy and shading effects on surrounding neighbours, including on <b>habitable rooms</b> or <b>outdoor living spaces</b></b></li> </ul>

657.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	[D]ecisions on plan change 12 should precede/preempt those of plan change 14
657.3	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.1 - Objective - Enabling recovery and facilitating the future enhancement of the district	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)
657.4	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.5 - Objective - Business and economic prosperity	Seek Amendment	Change objective 3.3.5 as follows:  'The critical importance of business and economic <b>wellbeing</b> prosperity to Christchurch's recovery'
657.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Seek Amendment	Tree canopy and open space for inner city living, and focus on landscaped laneways and small park areas.
657.6	PC14	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	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

**Ben Thorpe**

**Submitter 658**

Original Submission No	Plan Change	Provision	Position	Decision Requested
658.1	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial	Support	[S]upport[s] the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy...seek[s] that the council retains the

		contributions > 6.10.4.4 - 6.10A.4 Rules – Tree canopy cover and financial contributions		tree canopy requirement and contributions plan.
658.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
658.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
658.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
658.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres
658.6	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
658.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
658.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
658.9	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.

658.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
658.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.

### Lucy Wingrove

#### Submitter 659

Original Submission No	Plan Change	Provision	Position	Decision Requested
659.1	PC14	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	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.
659.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.
659.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
659.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek

		standards > 14.12.2.7 - Landscaping and tree canopy cover		that the council retains the tree canopy requirement and contributions plan.
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## Bray Cooke

### Submitter 660

Original Submission No	Plan Change	Provision	Position	Decision Requested
660.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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	PC14	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	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
660.5	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
660.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
660.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.

		standards > 14.5.2.6 - Height in relation to boundary		
660.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.

## Edward Parkes

### Submitter 661

Original Submission No	Plan Change	Provision	Position	Decision Requested
661.1	PC14	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	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.
661.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
661.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
661.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
661.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for



				residential buildings near commercial centres.
661.6	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
661.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
661.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
661.9	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
661.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
661.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.

**Bryce Harwood**

**Submitter 662**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
662.1	PC14	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	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.
662.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
662.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
662.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
662.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
662.6	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.

662.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
662.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
662.9	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
662.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.

## Williams Corporation Limited

### Submitter 663

Original Submission No	Plan Change	Provision	Position	Decision Requested
663.1	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.10 - Objective - Redevelopment of brownfield sites > 14.2.10.1 - Policy - Redevelopment of brownfield sites	Seek Amendment	Amendment to Policy 14.2.10.1(iii) to read

				<b>Redevelopment does not give rise to significant reverse effects on existing industrial areas;</b>
663.2	PC14	16 - Industrial > 16.2 - Objectives and policies > 16.2.2 - Objective - Brownfield redevelopment > 16.2.2.2 - Policy - Brownfield redevelopment	Seek Amendment	Seeks amendments to Policy 16.2.2.2(i) to read as  any redevelopment will not give rise to <b>significant</b> reverse sensitivity effects on existing industrial activities
663.3	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Seek Amendment	Seek that the Low Public Transport Accessibility Qualifying Matter overlay is removed from 9 Patten Street.
663.4	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Seek that the Low Public Transport Accessibility Qualifying Matter overlay is removed from 9 Patten Street.

Catherine & Peter Morrison

Submitter 664

Original Submission No	Plan Change	Provision	Position	Decision Requested
664.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Zone area as SAM8 type of zoning in order to retain its character. The closest outcome looks like the Residential Character overlay.
664.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Rezone to Residential Special Character
664.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form	Oppose	Require minimum tree cover. Oppose financial contributions as mitigation.

		standards > 14.6.2.7 - Landscaped area and tree canopy cover		
664.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Seeks residential special character overlay in Desmond Street and the close surrounding streets of Helmores Lane and Rhodes Street up to Rossall Street.

## Lawrence & Denise May

### Submitter 665

Original Submission No	Plan Change	Provision	Position	Decision Requested
665.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	<ul style="list-style-type: none"> <li>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:</li> </ul>
665.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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
665.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary
665.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards >	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

		14.5.2.3 - Building height and maximum number of storeys											
665.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone	Seek Amendment	<p>[That the following proposed changes are adopted]:</p> <p><b>Proposed Rules (Medium Density Residential Zone)</b></p> <table border="1"> <thead> <tr> <th><b>Activity Status</b></th> <th><b>Activity within a Character Area Overlay</b></th> <th><b>Activity if not in a Character Area Overlay</b></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>           In a Character Area Overlay,             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.         </td> <td></td> </tr> </tbody> </table>	<b>Activity Status</b>	<b>Activity within a Character Area Overlay</b>	<b>Activity if not in a Character Area Overlay</b>	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	In a Character Area Overlay,  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>Activity Status</b>	<b>Activity within a Character Area Overlay</b>	<b>Activity if not in a Character Area Overlay</b>											
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	In a Character Area Overlay,  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.												

					<p>b. Any application arising from this rule shall not be limited or publicly notified.</p>	
				Restricted Discretionary	<p>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.</p>	No density limit.
				Restricted Discretionary	<p>Within a Character Area Overlay:</p> <p>a. The demolition or removal of a building greater than 30m<sup>2</sup> 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 30m<sup>2</sup> 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>	
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					<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"> <li>- the width of building frontages</li> <li>- landscaping</li> <li>- setbacks (larger than typical)</li> <li>- building coverage</li> <li>- outdoor living space requirements</li> <li>- minimum glazing facing the street</li> <li>- fencing</li> </ul>	

				<ul style="list-style-type: none"> <li>- garaging and car ports</li> <li>- building separation</li> </ul> <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>					
665.6	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards	Seek Amendment	<p>[That the following proposed changes are adopted]:</p> <p><b>Proposed Subdivision Rules</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; padding: 5px;"><b>Activity within a Character Area Overlay</b></th> <th style="text-align: left; padding: 5px;"><b>Activity if not in a Character Area Overlay</b></th> </tr> </thead> <tbody> <tr> <td style="padding: 5px;">Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but</td> <td style="padding: 5px;">400m2 proposed for the Medium Density Residential Zone or</td> </tr> </tbody> </table>		<b>Activity within a Character Area Overlay</b>	<b>Activity if not in a Character Area Overlay</b>	Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but	400m2 proposed for the Medium Density Residential Zone or
<b>Activity within a Character Area Overlay</b>	<b>Activity if not in a Character Area Overlay</b>								
Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but	400m2 proposed for the Medium Density Residential Zone or								

				<p>is generally larger than the underlying Zone requirement.</p> <p>In High Density Zone – 400m2.</p>	<p>300m2 proposed for the High Density Residential Zone</p>
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**Cooper Mallett**

**Submitter 666**

Original Submission No	Plan Change	Provision	Position	Decision Requested
666.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Make all the tall buildings in the middle of the city.
666.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Make all the tall buildings in the middle of the city
666.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Make all the tall buildings in the middle of the city.
666.4	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Make all the tall buildings in the middle of the city.
666.5	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Make all the tall buildings in the middle of the city.

Liz Oliver

Submitter 667

Original Submission No	Plan Change	Provision	Position	Decision Requested
667.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[Reduce proposed extent of MRZ] The MRZ should be concentrated closer to commercial areas.
667.2	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[Retain existing zoning in the outer suburbs] the boundaries for MRZ should be closer to the city centre

Keri Murison

Submitter 668

Original Submission No	Plan Change	Provision	Position	Decision Requested
668.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Amend the zoning of Strowan from HRZ to MRZ
668.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Amend the zoning of Strowan from HRZ to MRZ
668.3	PC14	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	Seek Amendment	Require new residential housing development to provide on-site carparking.
668.4	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	Strowan, particularly those blocks in the vicinity of St Andrews College, should be subject to a qualifying matter.

Edward Jolly

Submitter 669

Original Submission No	Plan Change	Provision	Position	Decision Requested
669.1	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.1 - Urban design	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."
669.2	PC14	15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.1 - Urban design	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."
669.3	PC14	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	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."
669.4	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone >	Seek Amendment	Seek amendment to Urban Design Certification Pathway and Mana Whenua engagement method to remove

		15.12.1 - Activity status tables - Central City Mixed Use Zone > 15.12.1.2 - Controlled activities		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."
669.5	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.2 - Controlled activities	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."
669.6	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.2 - Controlled activities	Seek Amendment	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	PC14	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	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."

## Mary-Louise Hoskins

### Submitter 670

Original Submission No	Plan Change	Provision	Position	Decision Requested
670.1	PC14	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	Oppose	[Reduce] the 92m height limit for the central city [or ensure done with great architectural merit].
670.2	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone	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.
670.3	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Oppose the sunlight access qualifying matter [and seeks greater sunlight for Christchurch].
670.4	PC14	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	Seek Amendment	[Seeks] that the financial contributions are significant [to ensure developers do not ride roughshot over it].
670.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.1 - Permitted activities	Oppose	[Seeks removal of] the minimum two-storey requirement for dwellings
670.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Seek Amendment	[Regarding the minimum two-storey requirement for dwellings] lifts should be required
670.7	PC14	20 - All of Plan	Seek Amendment	Review how Christchurch is enacting the Enabling Housing Supply Amendment bill.

Larissa Lilley

Submitter 671

Original Submission No	Plan Change	Provision	Position	Decision Requested
671.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Retain existing low density zoning in Hornby and Her-Hei.
671.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables	Support	Support high density in city centre
671.3	PC14	13 - Specific Purpose Zones > 13.14 - Specific Purpose (Otakaro Avon River Corridor) Zone	Support	Support high density housing in the Red Zone
671.4	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone	Support	Support high density in New Brighton.

Debra August-Jordan

Submitter 672

Original Submission No	Plan Change	Provision	Position	Decision Requested
672.1	PC14	20 - All of Plan	Oppose	Opposes the intensification plan change and seeks that it not be approved.



Anne Ott

Submitter 673

Original Submission No	Plan Change	Provision	Position	Decision Requested
673.1	PC14	7 - Transport	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.
673.2	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.1 - Policy - Role of centres	Seek Amendment	Seek amendment to reclassify Merivale from a Local Centre (large) to Local Centre (Medium) with associated impact on residential zoning.
673.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Amend the recession planes to ensure that they meet the Australian standard and ensure at least 2 hours of sunlight a day.
673.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	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.
673.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential	Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes

		Zone > 14.6.2 - Built form standards > 14.6.2.4 - Outlook space		overlooking neighbouring living areas, as part of the assessment process for all developments.
673.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.5 - Building separation	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.
673.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	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.
673.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.9 - Ground floor habitable room	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.
673.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Amend the recession planes to ensure that they meet the Australian standard and ensure at least 2 hours of sunlight a day.
673.10	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	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.
673.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form	Seek Amendment	Seek amendment to require assessment of privacy issues and outlook, particularly with respect to acceptable window sizes

		standards > 14.5.2.8 - Outlook space per unit		overlooking neighbouring living areas, as part of the assessment process for all developments.
673.12	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	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.
673.13	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.12 - Ground floor habitable room	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.

David Ott

Submitter 674

Original Submission No	Plan Change	Provision	Position	Decision Requested
674.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	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.
674.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Amend the recession planes to ensure that they meet the Australian standard and ensure at least 2 hours of sunlight a day.

674.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.9 - Ground floor habitable room	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.5 - Building separation	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.4 - Outlook space	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.4 - Outlook space	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	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.

674.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	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.
674.10	PC14	7 - Transport	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.

Robyn Wells

Submitter 675

Original Submission No	Plan Change	Provision	Position	Decision Requested
675.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	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.

Jack Gibbons

Submitter 676

Original Submission No	Plan Change	Provision	Position	Decision Requested
676.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	c.iv.A - Deepen the allowable building to 21.5m to account for front setbacks (or remove front setbacks)
676.3	PC14	7 - Transport > 7.5 - Appendices > 7.5.2 - Appendix 7.5.2 Cycle parking facilities	Seek Amendment	<ul style="list-style-type: none"><li>• require secured bicycle parking areas</li><li>• specify racks that are able to be used by all people and bicycles</li></ul>
676.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	Seek Amendment	Change side and front setbacks to 0m.
676.5	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Rezone all Neighborhood Center Zones (NCZ)'s larger than 3000sqm as Local Center Zone (LCZ).  [Relates to request for more Local Centre Intensification Precincts]
676.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	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	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	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.
676.8	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	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.
676.9	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Remove the public transport QM.
676.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[In respect of the QM Low Public Transport Accessibility] - Remove the public transport QM.
676.11	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Oppose	[Remove QM Airport Noise Influence Area]
676.12	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[In respect of the Airport Noise Influence Area, remove this as a QM]
676.13	PC14	19 - Planning Maps > 19.10 - Any other zones	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]
676.14	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[Extend MRZ across the proposed Airport Noise Influence Area - relates to requests to remove that QM]
676.15	PC14	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	Seek Amendment	Place additional requirements on noise proofing [for buildings].
676.16	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built	Seek Amendment	c.iv.B - Remove or raise the 60% rule to 80% or 90% on corner sites.

		form standards > 14.6.2.12 - Building coverage		
676.17	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	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.
676.18	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.1 - Policy - Role of centres	Seek Amendment	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.

**Donna Kenton-Smith**

**Submitter 677**

Original Submission No	Plan Change	Provision	Position	Decision Requested
677.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	[Seeks removal of] intensification plans for Merivale[; and considers it] more sensible to restrict the area where taller buildings can be built.
677.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	[Opposes] the planned intensification plans for Merivale.



Logan Clarke

Submitter 678

Original Submission No	Plan Change	Provision	Position	Decision Requested
678.1	PC14	15 - Commercial	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.
678.2	PC14	14 - Residential	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.
678.3	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone	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.
678.4	PC14	14 - Residential	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.
678.5	PC14	3 - Strategic Directions > 3.3 - Objectives	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.
678.6	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.

678.7	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Seeks the addition of a 'town center' along Lincoln road in Addington.
678.8	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Change the zoning at 247 Riccarton road (Toyota Dealership) from General Industrial to Mixed Use Zone.

**Tony Dale**

**Submitter 679**

Original Submission No	Plan Change	Provision	Position	Decision Requested
679.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	ts[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.
679.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	ts[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.
679.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	ts[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.
679.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form	Support	ts[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

		standards > 14.5.2.7 - Minimum building setbacks		more conservative to preserve sunlight to the same degree as is enjoyed under our current density rules.
679.5	PC14	19 - Planning Maps > 19.9 - Any other QMs	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.
679.6	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Jane Deans Close should retain its current zoning of Residential Suburban Density Transition.
679.7	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	I support the position of the Riccarton Bush Kilmarnock Residents' Association (RBK) on this issue.
679.8	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	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.
679.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	I 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.
679.10	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	ON ESTABLISHING A PŪTARINGAMOTU PLANNED PRECINCT I support the position of the Riccarton Bush Kilmarnock Residents' Association (RBK) on this issue:
679.11	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 -	Seek Amendment	The walking distances to centre boundaries, used to define the extent of high density 6-storey residential zones in

		Objective - Centres-based framework for commercial activities		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.
679.12	PC14	20 - All of Plan	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.

### Bernard and Janette Johnston and Dovey

#### Submitter 680

Original Submission No	Plan Change	Provision	Position	Decision Requested
680.1	PC14	19 - Planning Maps > 19.9 - Any other QMs	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	PC14	19 - Planning Maps > 19.9 - Any other QMs	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.

680.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	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	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	<p>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.</p> <p>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.</p>
680.5	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.4 - Daylight recession planes	Seek Amendment	<p>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.</p>

## Andrew McCarthy

### Submitter 681

Original Submission No	Plan Change	Provision	Position	Decision Requested
681.1	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[That] the entire Residential Hills zone is re-zoned to the Medium Density Residential Zone (Residential Hills Precinct).
681.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Remove QM-Low PT from proposed plan.  Remove QM-Low PT from hill suburbs Taylor's Mistake, Scarborough, all hill sites in Sumner, Clifton Hill, Redcliffs, Moncks Spur, Mt Pleasant, St Andrew's Hill, Lyttleton, Heathcote Valley, Hillsborough and Westmorland
681.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Remove the Low Public Transport Access Qualifying Matter
681.4	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[That] the entire existing Residential Hills Zone is [zoned] MDRZ (Residential Hills Precinct).
681.5	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Seek Amendment	[Table 1.b. Medium Density Residential Zone - Residential Hills Precinct] That the minimum allotment size is reduced to 575m <sup>2</sup> .
681.6	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	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 pers221 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 theminimum vacant allotment size for that zone.
681.7	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Seek Amendment	Delete Table 1.b. Additional Standards, c. i and ii [minimum building area and curtilage area]

### Spreydon Resident's Association

#### Submitter 682

Original Submission No	Plan Change	Provision	Position	Decision Requested
682.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	[Seeks to] oppose 3-6 storey [residential] development [in existing residential areas].
682.2	PC14	19 - Planning Maps > 19.9 - Any other QMs	Oppose	Streets such as Leitch Street [which are flood prone] should be within a qualifying matter to restrict development further from high density housing.

## Dot Fahey

### Submitter 683

Original Submission No	Plan Change	Provision	Position	Decision Requested
683.1	PC14	14 - Residential	Oppose	<p>Our submission is in relation to the residential block boundaried 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>
683.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Oppose high density zoning in area around St Peters Church and Ballantyne Avenue Cycle route.
683.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Seek Amendment	Amend zone to a transitional medium density zone.

## Wayne Bond

### Submitter 684

Original Submission No	Plan Change	Provision	Position	Decision Requested
684.1	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.15 - O	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):



				<p>“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.”</p>
684.2	PC14	7 - Transport > 7.5 - Appendices > 7.5.7 - Appendix 7.5.7 Access design and gradient	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.
684.3	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.2 - Objective - Design and amenity > 8.2.2.2 - Policy - Allotments	Support	[Retain proposed additions b.ii and b.iii]
684.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.4 - Site coverage	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>
684.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	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.”
684.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.9 - Street scene amenity and safety - fences	Seek Amendment	[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.”
684.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.6 - Fencing and screening	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.”

## Canterbury / Westland Branch of Architectural Designers NZ

### Submitter 685

Original Submission No	Plan Change	Provision	Position	Decision Requested
685.1	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision	Seek Amendment	Implement a requirement to have all residential units which are attached (touching in someway) to be subdivided under Unit Title and not Fee Simple.
685.2	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.2 - B	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	PC14	2 - Abbreviations and Definitions >	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

		2.2 - Definitions List > 2.2.2 - B		or shade sail structure over a deck? Does it include bike parkspaces? Does it include stormwater attenuation tanks?
685.4	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed asinking lid maximum.
685.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.
685.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.
685.7	PC14	14 - Residential > 14.7 - Rules -	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetimecarbon footprint and be required to not exceed a sinking lid maximum.

		Residential Hills Zone > 14.7.2 - Built form standards		
685.8	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.
685.9	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.
685.10	PC14	14 - Residential > 14.10 - Rules - Residential Small Settlement Zone > 14.10.2 - Built form standards	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.
685.11	PC14	14 - Residential > 14.11 - Rules - Residential Visitor	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.

		Accommodation Zone > 14.11.2 - Built form standards		
685.12	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.
685.13	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.
685.14	PC14	15 - Commercial > 15.5 - Rules - Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.
685.15	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.

		Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone		
685.16	PC14	15 - Commercial > 15.7 - Rules - Commercial Banks Peninsula Zone > 15.7.2 - Built form standards - Commercial Banks Peninsula Zone	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.
685.17	PC14	15 - Commercial > 15.8 - Rules - Large Format Retail Zone > 15.8.2 - Built form standards - Large Format Retail Zone	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.
685.18	PC14	15 - Commercial > 15.9 - Rules - Commercial Office Zone > 15.9.2 - 15.8.2 Built form standards -	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.

		Commercial Office Zone		
685.19	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.
685.20	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.
685.21	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.2 - Built form standards - Central City Mixed Use Zone	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.
685.22	PC14	15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.

		(South Frame) > 15.13.2 - Built form standards - Central City Mixed Use Zone (South Frame)		
685.23	PC14	16 - Industrial > 16.4 - Rules - Industrial General Zone > 16.4.2 - Built form standards - Industrial General Zone	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.
685.24	PC14	16 - Industrial > 16.5 - Rules - Industrial Heavy Zone > 16.5.2 - Built form standards - Industrial Heavy Zone	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.
685.25	PC14	16 - Industrial > 16.6 - Rules - Industrial Park Zone > 16.6.2 - Built form standards - Industrial Park Zone	Seek Amendment	[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.
685.26	PC14	6 - General Rules and Procedures > 6.5	Seek Amendment	[Amend Standard column] - Increase the maximum heights in clause 6.5.4.2.1 to match the surrounding zone.



		- Scheduled Activities > 6.5.4 - Rules > 6.5.4.2 - Rules - Built form standards > 6.5.4.2.1 - Building height		
685.27	PC14	7 - Transport > 7.5 - Appendices > 7.5.7 - Appendix 7.5.7 Access design and gradient	Oppose	[Retain existing minimum widths in Table 7.5.7.1 Minimum requirements for private ways and vehicle access]
685.28	PC14	8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks > 8.9.2 - Activity status tables > 8.9.2.1 - Permitted activities	Seek Amendment	[Increase maximum depth and maximum volume[s] in Table 9]
685.29	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 -	Seek Amendment	[New requirement] that at least every 6m width of a street facing façade have a minimum 400mm step in the building line.

		Built form standards		
685.30	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards	Seek Amendment	[New requirement that] Within each street facing frontage, a minimum area of the facade to protrude must intrude by at least 200mm.
685.31	PC14	7 - Transport > 7.4 - Rules - Transport	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.
685.32	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	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.
685.33	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 -	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:.”

		Building height and maximum number of storeys		
685.34	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.4 - Site coverage	Seek Amendment	Rewrite subclause (c) to, "Eaves, roof overhangs and / or guttering up to a total of 300mm(300mm or 500mm?) in width from the outside extent of a building shall not be included in thebuilding coverage calculation."
685.35	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	[M]ore restrictive recession planes should applyalong the shared boundary [between MRZ and Residential Suburban, Residential Suburban Density Transition orResidential Hills zoned sites]
685.36	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	[M]orerestrictive recession planes should apply along the shared boundary [betweenMRZ and Residential Suburban, Residential Suburban Density Transition orResidential Hills zoned sites]

685.37	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	. Add a subclause to (b) reading, “the upper 50% of a gable roof, measured vertically”, with an appropriate illustration
685.38	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Amend subclause (b)(i) to: “A boundary with a road where the property boundary across the road is further than .
685.39	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum	Seek Amendment	Add a further subclause to restrict garage doors to those that do not extend past the property boundary.

		building setbacks		
685.40	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	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	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	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."
685.42	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form	Seek Amendment	Add a further subclause to subclause (i) reading, "be contained within the property boundaries."

		standards > 14.5.2.8 - Outlook space per unit		
685.43	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.8 - Outlook space per unit	Seek Amendment	Rewrite the subclause [(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
685.44	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.9 - Street scene amenity and safety - fences	Seek Amendment	Rewrite to “Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level.”
685.45	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 -	Seek Amendment	Rewrite the heading to “Fencing and Screening”

		Built form standards > 14.5.2.9 - Street scene amenity and safety - fences		
685.46	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	Seek Amendment	Amend subclause (c) from 12m to 6m
685.47	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	Seek Amendment	[Specify that t]he area is measured on the visible interior faces of walls.
685.48	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential	Seek Amendment	[That t]The area of measurement is more clearly defined, is it from finished floor level to finished ceilinglevel, or from ground level?

		Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street		
685.49	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	Seek Amendment	That the area calculation excludes any garage walls.
685.50	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	Seek Amendment	Amend subclause (e) from 17.5% to 15%.
685.51	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential	Seek Amendment	Amend subclause (a) from 30% to 45% LRV.



		Zone > 14.5.2 - Built form standards > 14.5.2.16 - Building reflectivity		
685.52	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.17 - Location of outdoor mechanical ventilation	Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened.
685.53	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 -	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

		Built form standards												
685.55	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.										
685.56	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Amend subclause (a) to, "Buildings must not exceed the height above ground level in the table below:  <table border="1" data-bbox="934 795 1879 1063"> <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>
<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>													
685.57	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards >	Seek Amendment	Amend subclause (b) to, "Residential units shall not be less than the maximum height permitted in the MRZ"										

		14.6.2.1 - Building height		
685.58	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Add a subclause to (b) reading, “the upper 50% of a gable roof, measured vertically”, with an appropriate illustration
685.59	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Amend subclause (c)(i) to, “A boundary with a road where the property boundary across the road is further than <u>. ”</u>
685.60	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards >	Seek Amendment	Add a further subclause to restrict garage doors to those that do not extend past the property boundary.

		14.6.2.3 - Setbacks		
685.61	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	Seek Amendment	Develop a mechanism where public property can accommodate tree planting, for example a financial contribution to aid in street planting upgrades in lieu of building setbacks.
685.62	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	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.”
685.63	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.4 - Outlook space	Seek Amendment	Add a further subclause to subclause (i) reading, “be contained within the property boundaries.”

685.64	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.4 - Outlook space	Seek Amendment	Rewrite the subclause [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”
685.65	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.5 - Building separation	Seek Amendment	Amend the clause to read, “Residential units above 12 metres in height above ground level must be separated from any other residential units <u>on the same site</u> by at least 10 metres measured horizontally, except where a common wall is included.
685.66	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.6 - Fencing and screening	Seek Amendment	Rewrite the rule to, “Any fencing provided shall meet the following standards, being the maximum permitted height <u>above the minimum floor level.</u> ”

685.67	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Seek Amendment	Amend subclause (c) from 12m to 6m
685.68	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Seek Amendment	[Require that t]he area be measured on the visible interior faces of walls.
685.69	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Seek Amendment	[That 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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Seek Amendment	That the area calculation exclude any garage walls.
685.71	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Seek Amendment	Amend subclause (e) from 17.5% to 15%.
685.72	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.11 - Service, storage	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 wastestorage facilities."

		and waste management		
685.73	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	Seek Amendment	Amend subclause (a) to, "The maximum building coverage must not exceed 60% of the net sitearea."
685.74	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	Seek Amendment	Rewrite subclause (a)(i) to, "Eaves, roof overhangs and / or guttering up to a total of 300mm inwidth from the outside extent of a building shall not be included in the building coverage calculation."
685.75	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 -	Seek Amendment	Amend subclause (a)(ii)(C) to, "A minimum development site dimension of 12m is achieved; and."



		Building coverage		
685.76	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.15 - Location of outdoor mechanical ventilation	Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened.
685.77	PC14	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	Oppose	[Retain existing minimum net site area of 250m2]
685.78	PC14	14 - Residential >	Oppose	[Retain existing maximum site coverage of 60%]

		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		
685.79	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	[New qualifying matter] limiting building height along the Te Papa Otakaro corridor within the central city
685.80	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	[New qualifying matter] limiting building height along the Te Papa Otakaro corridor within the central city.

**Robyn Thomson**

**Submitter 686**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
686.1	PC14	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	Oppose	Riccarton Centre is reclassified to a local town centre
686.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Riccarton is rezoned Medium Density Residential
686.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Support	The sunlight access qualifying matter is retained
686.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	The exemptions for buildings greater than 12m in height are deleted
686.5	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial contributions	Oppose	Does not support financial contributions
686.6	PC14	19 - Planning Maps > 19.9 - Any other QMs	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.
686.7	PC14	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	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 existng tree canopy]

## Hamish Ritchie

### Submitter 687

Original Submission No	Plan Change	Provision	Position	Decision Requested
687.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Does not support the zoning proposed under [Plan Change] 14 for 75 & 77 Rattray Street to be High Density Residential
687.2	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	[D]oes not support the inclusion of the site in the Heritage Interface Overlay ("HIO")
687.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables	Seek Amendment	Does not support the zoning proposed under [Plan Change] 14 for 75 & 77 Rattray Street to be High Density Residential

Simon Kingham

Submitter 688

Original Submission No	Plan Change	Provision	Position	Decision Requested
688.1	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone	Support	The Sydenham Comprehensive Housing Precinct is retained

Environment Canterbury / Canterbury Regional Council

Submitter 689

Original Submission No	Plan Change	Provision	Position	Decision Requested
689.1	PC14	2 - Abbreviations and Definitions	Support	[Retain new and amended abbreviations and definitions]
689.2	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.3 - Objective - Ngai Tahu mana whenua	Support	[Retain Objective as notified]
689.3	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.4 - Objective - Housing bottom lines and choice	Support	[Retain Objective as notified]
689.4	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.7 - Objective -- Well-functioning urban environment	Support	[Retain Objective as notified]
689.5	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.8 - Objective - Urban growth, form and design	Support	[Retain Objective as notified]
689.6	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.10 - Objective - Natural and cultural environment	Support	[Retain Objective as notified]

689.7	PC14	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	Support	[Retain Policy as notified]
689.8	PC14	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	Support	[RetainPolicy as notified]
689.9	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.2 - Objective and policies > 6.12.2.1 - Objective – Protection of radiocommunication pathway corridors	Support	[Retain Objective as notified]
689.10	PC14	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	Support	[RetainPolicy as notified]
689.11	PC14	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	Support	[RetainPolicy as notified]
689.12	PC14	7 - Transport > 7.2 - Objectives and policies > 7.2.1 - Objective - Integrated transport system for Christchurch	Support	[RetainPolicy as notified]

		District > 7.2.1.9 - Policy - Pedestrian access		
689.13	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.2 - Objective - Design and amenity > 8.2.2.2 - Policy - Allotments	Support	[RetainPolicy as notified]
689.14	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.2 - Objective - Design and amenity > 8.2.2.3 - Policy - Identity	Support	[RetainPolicy as notified]
689.15	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.2 - Objective - Design and amenity > 8.2.2.7 - Policy - Urban density	Support	[RetainPolicy as notified]
689.16	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.3 - Objective - Infrastructure and transport	Support	[Retain Objective as notified]
689.17	PC14	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	Support	[RetainPolicy as notified]
689.18	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage	Support	[Retain Sub-Chapter 9.3 as notified]
689.19	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply	Support	[Retain Objective as notified]
689.20	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.1 - Policy - Housing distribution and density	Support	[RetainPolicy as notified]

689.21	PC14	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	Support	[Retain proposed deletion]
689.22	PC14	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	Support	[Retain proposed deletion]
689.23	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.7 - Policy - Monitoring	Support	[RetainPolicy as notified]
689.24	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2	Support	[Retain Objective as notified]
689.25	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.1 - Policy - MDRS Policy 1	Support	[RetainPolicy as notified]
689.26	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.2 - Policy - MDRS Policy 2	Support	[Retain Policy as notified]
689.27	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.3 - Policy - MDRS Policy 5	Support	[Retain Policy as notified]
689.28	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.4 - Policy - MDRS Policy 3	Support	[Retain Policy as notified]



689.29	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.5 - Policy - MDRS Policy 4	Support	[Retain Policy as notified]
689.30	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.6 - Framework for building heights in medium and high density areas	Support	[Retain Policy as notified]
689.31	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.7 - Management of increased building heights	Support	[Retain Policy as notified]
689.32	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.8 - Policy - Firefighting water capacity	Support	[Retain Policy as notified]
689.33	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments	Support	[Retain Objective as notified]
689.34	PC14	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	Support	[Retain Policy as notified]
689.35	PC14	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	Support	[Retain Policy as notified]
689.36	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality	Support	[Retain Policy as notified]

		residential environments > 14.2.5.3 - Policy - Quality large scale developments		
689.37	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.5 - Policy - Assessment of wind effects	Support	[Retain Policy as notified]
689.38	PC14	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	Support	[Retain Policy as notified]
689.39	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.6 - Objective - Medium Density Residential Zone	Support	[Retain Objective as notified]
689.40	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.6 - Objective - Medium Density Residential Zone > 14.2.6.1 - Policy - MDRS Policy 1	Support	[Retain Policy as notified]
689.41	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.6 - Objective - Medium Density Residential Zone > 14.2.6.2 - Policy - Local Centre Intensification Precinct	Support	[Retain Policy as notified]
689.42	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone	Support	[Retain Objective as notified]
689.43	PC14	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	Support	[Retain Policy as notified]
689.44	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.2 - Policy - High density location	Support	[Retain Policy as notified]

689.45	PC14	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	Support	[Retain Policy as notified]
689.46	PC14	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	Support	[Retain Policy as notified]
689.47	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.5 - Policy - High Density Residential Precinct	Support	[Retain Policy as notified]
689.48	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.6 - Policy - High Density Residential development	Support	[Retain Policy as notified]
689.49	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.8 - Objective - Future Urban Zone	Support	[Retain Objective as notified]
689.50	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.13 - DELETE 14.2.8 Objective - Central City residential role, built form and amenity	Support	[Retain proposed deletion]
689.51	PC14	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	Support	[Retain proposed deletion]
689.52	PC14	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 -	Support	[Retain proposed deletion]

		DELETE 14.2.8.2 Policy - Amenity standards		
689.53	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.12 - Objective - Compatibility with Industrial activities	Support	[Retain Objective as notified]
689.54	PC14	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	Support	[Retain Policy as notified]
689.55	PC14	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	Support	[Retain Policy as notified]
689.56	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.3 - Objective - Office parks and mixed use areas outside the central city	Support	[Retain Objective as notified]
689.57	PC14	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	Support	[Retain Policy as notified]
689.58	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes	Support	[Retain Objective as notified]
689.59	PC14	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	Support	[Retain Policy as notified]
689.60	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form,	Support	[Retain Policy as notified]

		scale and design outcomes > 15.2.4.2 - Policy - Design of new development		
689.61	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.6 - Objective - Role of the City Centre Zone > 15.2.6.3 - Policy - Amenity	Support	[Retain Policy as notified]
689.62	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.6 - Objective - Role of the City Centre Zone > 15.2.6.5 - Policy - Pedestrian focus	Support	[Retain Policy as notified]
689.63	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.7 - Objective - Role of the Central City Mixed Use Zone	Support	[Retain Objective as notified]
689.64	PC14	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	Support	[Retain Policy as notified]
689.65	PC14	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	Support	[Retain Policy as notified]
689.66	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.8 - Objective - Built form and amenity in the Central City Mixed Use Zone	Support	[Retain Objective as notified]
689.67	PC14	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	Support	[Retain Policy as notified]
689.68	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.8 - Objective - Built form and amenity in the Central City Mixed Use	Support	[Retain Policy as notified]

		Zone > 15.2.8.2 - Policy - Amenity and effects		
689.69	PC14	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	Support	[Retain Policy as notified]
689.70	PC14	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	Support	[Retain Policy as notified]
689.71	PC14	16 - Industrial > 16.2 - Objectives and policies > 16.2.2 - Objective - Brownfield redevelopment	Support	[Retain Objective as notified]
689.72	PC14	16 - Industrial > 16.2 - Objectives and policies > 16.2.2 - Objective - Brownfield redevelopment > 16.2.2.2 - Policy - Brownfield redevelopment	Support	[Retain Policy as notified]
689.73	PC14	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	Support	[Retain the following Qualifying Matters as notified]: <ul style="list-style-type: none"> <li>• Heritage areas, items and their settings, residential heritage areas</li> <li>• Flood Hazard Management Areas</li> <li>• Coastal Hazard Management Areas</li> <li>• Tsunami Management Area</li> <li>• Waterbody Setbacks</li> <li>• Radiocommunication Pathway Protection Corridors</li> <li>• Waste water constraint overlay</li> </ul>

				<ul style="list-style-type: none"> <li>• Sites of Ngāi Tahu Significance, including Wāhi tapu, silent files, ngā tūranga tūpuna, ngā wai</li> <li>• Sites of ecological significance</li> <li>• Outstanding natural features and landscapes</li> <li>• Sunlight access</li> <li>• Residential Industrial Interface</li> <li>• Safe or efficient operation of nationally significant infrastructure (Electricity Transmission Corridors)</li> <li>• Safe or efficient operation of nationally significant infrastructure (NZ Rail Network)</li> <li>• Residential heritage areas (Medium density residential – Area specific rules)</li> <li>• Safe or efficient operation of nationally significant infrastructure (Lyttelton Port Influences Overlay)</li> <li>• City Spine Transport Corridor</li> </ul>
689.74	PC14	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	Support	[Retain Qualifying Matters Coastal Hazard Management and Tsunami Management Areas]
689.75	PC14	5 - Natural Hazards > 5.6 - Rules - Slope instability	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.
689.76	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	[Seeks new Qualifying Matters for]: <ul style="list-style-type: none"> <li>• Slope Instability Management Areas - take into account Trangmar's erosion classes</li> </ul>

				<p>and exclude “severe” erosion class land from further subdivision and development.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>
689.77	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	<p>[Seeksnew Qualifying Matters for]:</p> <ul style="list-style-type: none"> <li>Slope Instability Management Areas - take into account Trangmar’s erosion classes and exclude “severe” erosion class land from further subdivision and development.</li> <li>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.</li> </ul>
689.78	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Seek Amendment	<ol style="list-style-type: none"> <li>[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</li> <li>[R]enam[e] the “Low Public Transport Accessibility Overlay” to something that better reflects the reason development is</li> </ol>



				being restricted, [eg] s “Low Connectivity Areas”.
689.79	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Seek Amendment	[That the Airport Noise Contours are updated following the publication] of the most up todate Airport Noise Contours [in an upcoming] peerreview of theinputs, assumptions and outcomes of theremodelling [undertaken by] Christchurch InternationalAirport Limited.
689.80	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables > 14.4.1.1 - Permitted activities	Seek Amendment	[T]that instances in the permitted activities table (specifically P10, P11 and P12) of ‘thetsunami inundation area as set out in Environment Canterbury report number R12/38 4 “Modellingcoastal inundation in Christchurch and Kaiapoi from a South American Tsunami using topography fromafter the 2011 February Earthquake (2012), NIWA”; as shown in Appendix 14.16.5’ be replaced with ‘theTsunami Management Area’, to reflect the updated area.
689.81	PC14	20 - All of Plan	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.
689.82	PC14	8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks > 8.9.3 - Exemptions	Support	[Retain amendment to a.xii]

## Redwood Gardens Holding Limited

### Submitter 690

Original Submission No	Plan Change	Provision	Position	Decision Requested
690.1	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Rezone Industrial Land at Wairakei Road to Commercial

## Ross Clarke

### Submitter 691

Original Submission No	Plan Change	Provision	Position	Decision Requested
691.1	PC14	19 - Planning Maps > 19.10 - Any other zones	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.

## David Murison

### Submitter 692

Original Submission No	Plan Change	Provision	Position	Decision Requested
692.1	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.8 - Objective - Future Urban Zone > 14.2.8.5 - Policy - Infrastructure servicing for developments	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
692.2	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.8 - Objective - Future Urban Zone > 14.2.8.6 - Policy - Integration and connectivity	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.
692.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards	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
692.4	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.2 - Policy - High quality, medium density residential development	Seek Amendment	[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
692.5	PC14	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	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.
692.6	PC14	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	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.
692.7	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone	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.
692.8	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.2 - Policy - High density location	Seek Amendment	[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.
692.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[I] 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.
692.10	PC14	19 - Planning Maps > 19.9 - Any other QMs	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

Henri Murison

Submitter 693

Original Submission No	Plan Change	Provision	Position	Decision Requested
693.1	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.8 - Objective - Future Urban Zone > 14.2.8.5 -	Seek Amendment	[Regarding policies 14.2.8.5 and 14.2.8.6] suggest that it is universally accepted that 'infrastructure' includes adequate car parking and a safe and effective transport

		Policy - Infrastructure servicing for developments		network which does not contribute to traffic congestion. and a functioning and effective stormwater and wastewater network.
693.2	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.8 - Objective - Future Urban Zone > 14.2.8.6 - Policy - Integration and connectivity	Seek Amendment	[Regarding policies 14.2.8.5 and 14.2.8.6] suggest that it is universally accepted that 'infrastructure' includes adequate car parking and a safe and effective transport network which does not contribute to traffic congestion. and a functioning and effective stormwater and wastewater network.
693.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards	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
693.4	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.2 - Policy - High quality, medium density residential development	Seek Amendment	[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
693.5	PC14	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	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	PC14	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	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.
693.7	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone	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.

693.8	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.2 - Policy - High density location	Seek Amendment	[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.
693.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
693.10	PC14	19 - Planning Maps > 19.9 - Any other QMs	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

## KI Commercial Limited

### Submitter 694

Original Submission No	Plan Change	Provision	Position	Decision Requested
694.1	PC14	19 - Planning Maps > 19.10 - Any other zones	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.
694.2	PC14	19 - Planning Maps > 19.6 - QM - Any Coastal Hazard	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.
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## Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga

### Submitter 695

Original Submission No	Plan Change	Provision	Position	Decision Requested
695.1	PC14	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	Seek Amendment	Recognise Ngāi Tahu whānui development aspirations in Banks Peninsula.
695.2	PC14	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	Support	Retain policy
695.3	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List	Seek Amendment	[Regarding the definitions that relate to Chapter 9.3 Historic heritage] amend 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.
695.4	PC14	8 - Subdivision, Development and Earthworks	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.
695.5	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage	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.
695.6	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone	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.
695.7	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.3 - Area-specific rules - Residential Banks Peninsula Zone	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.
695.8	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	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.
695.9	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone	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),
695.10	PC14	19 - Planning Maps > 19.10 - Any other zones	Support	[Retain] Residential Banks Peninsula Zone [in Lyttelton]
695.11	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards >	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



		8.6.1 - Minimum net site area and dimension		Banks Peninsula is exempt from complying with f. sub-clause a. under table 1 (minimum net site area-residential zones).
695.12	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.2 - Objective and policies	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.
695.13	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.3 - How to interpret and apply the rules	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
695.14	PC14	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	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.
695.15	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.2 - Built form standards > 14.8.2.5 - Daylight recession planes	Seek Amendment	Provide an additional exclusion clause for whereby land which is held as Māori Land is also excluded from complying with this rule.
695.16	PC14	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	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.
695.17	PC14	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	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.

695.18	PC14	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	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.
695.19	PC14	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	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.
695.20	PC14	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	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.
695.21	PC14	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	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.
695.22	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.13 - M	Seek Amendment	Amend definition [of Māori Land] to enable definition to be applied in relation to chapter 14.8 Residential Banks Peninsula Zone.
695.23	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing	Seek Amendment	[Amend provision vii to better recognise and enable the housing needs of Ngāi Tahu whānui to be met in Banks Peninsula.

		supply > 14.2.1.1 - Policy - Housing distribution and density		
695.24	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.2 - Policy - Residential development in Banks Peninsula	Seek Amendment	[Amend Policy to better r]ecognise and enable the housing needs of Ngāi Tahu whānui to be met in Banks Peninsula.
695.25	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.3 - Policy - Needs of Ngai Tahu whanui	Support	Retain [Policy as notified]
695.26	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.2 - Objective - Short term residential recovery needs	Support	Retain [Objective as notified]
695.27	PC14	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	Seek Amendment	Provide an additional clause which enables Ngāi Tahu whānui to provide for their housing needs in residential areas.
695.28	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.1 - Activity status tables > 14.8.1.1 - Permitted activities	Seek Amendment	Amend rule [P1, or add a new rule] to enable papakainga housing within the residential zone as a permitted activity
695.29	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.1 - Activity status tables > 14.8.1.3 - Restricted discretionary activities	Seek Amendment	Add an advice note [to RD10 Multi-unit residential complexes] confirming that this rule does not include papakainga housing.

**Terence Sissons**

**Submitter 696**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
696.1	PC14	14 - Residential	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>
696.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Limit the HDRZ to the central city area and provide for MDRZs around the suburban shopping centres
696.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Limit the HDRZ to the central city area and provide for MDRZs around the suburban shopping centres
696.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.1 - Permitted activities	Support	Provide for 3 level dwellings as of right in MDRZs.
696.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Require independent geo-tech advice as a precondition to any development over 10 metres.

696.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Support	Delete the waiver of QM re sunlight access for buildings over 12m.
696.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Delete the waiver of QM re sunlight access for buildings over 12m.

Kate Askew

Submitter 697

Original Submission No	Plan Change	Provision	Position	Decision Requested
697.1	PC14	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	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 a new clause b is added requiring a 5m setback from the internal boundary with a Residential Heritage Area.
697.2	PC14	15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.7 - Landscaping and trees	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.

Ann-Mary & Andrew Benton

Submitter 698

Original Submission No	Plan Change	Provision	Position	Decision Requested
698.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	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>
698.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	<ul style="list-style-type: none"> <li>• 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</li> </ul>

				<p>Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or,</p> <ul style="list-style-type: none"> <li>• 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,</li> <li>• 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,</li> <li>• 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.</li> <li>• Any further or other decisions that achieve the outcomes sought by this submission, or are required as a consequence of the relief [sought].</li> </ul>
698.3	PC14	<p>14 - Residential &gt; 14.5 - Rules - Medium Density Residential Zone &gt; 14.5.2  - Built form standards &gt; 14.5.2.6 - Height in relation to boundary</p>	Seek Amendment	<ul style="list-style-type: none"> <li>• 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</li> <li>• 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,</li> <li>• 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,</li> <li>• 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.</li> </ul>

				<ul style="list-style-type: none"> <li>Any further or other decisions that achieve the outcomes sought by this submission, or are required as a consequence of the relief [sought].</li> </ul>									
698.4	PC14	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	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><b>Proposed Rules (Medium Density Residential Zone)</b></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>In a Character Area Overlay,  a. The erection of new residential unit to the rear of an existing</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	In a Character Area Overlay,  a. The erection of new residential unit to the rear of an existing	
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					<p>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 30m<sup>2</sup> on the site, relocation of a building onto the site,</p>	

					<p>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 30m<sup>2</sup> 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</p>	
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				<p>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>	<p>In most places, 11 metres</p>
				<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"> <li>- the width of building frontages</li> <li>- landscaping</li> <li>- setbacks (larger than typical)</li> </ul>	

				<ul style="list-style-type: none"> <li>- building coverage</li> <li>- outdoor living space requirements</li> <li>- minimum glazing facing the street</li> <li>- fencing</li> <li>- garaging and car ports</li> <li>- building separation</li> </ul> <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>	

				<p><b>Proposed Subdivision Rules</b></p> <table border="1"> <thead> <tr> <th></th> <th><b>Activity within a Character Area Overlay</b></th> <th><b>Activity if not in a Character Area Overlay</b></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>		<b>Activity within a Character Area Overlay</b>	<b>Activity if not in a Character Area Overlay</b>		<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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698.5	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards	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,</p>						

				<p>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><b>Proposed Rules (Medium Density Residential Zone)</b></p> <table border="1" data-bbox="1045 711 1896 1339"> <thead> <tr> <th data-bbox="1045 711 1245 821"><b>Activity Status</b></th> <th data-bbox="1245 711 1587 821"><b>Activity within a Character Area Overlay</b></th> <th data-bbox="1587 711 1896 821"><b>Activity if not in a Character Area Overlay</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="1045 821 1245 1008">Permitted</td> <td data-bbox="1245 821 1587 1008">Within any Character Area Overlay, the interior conversion of an existing residential unit into two residential units.</td> <td data-bbox="1587 821 1896 1008">No equivalent rule – no density limit</td> </tr> <tr> <td data-bbox="1045 1008 1245 1339">Controlled</td> <td data-bbox="1245 1008 1587 1339">In a Character Area Overlay,  a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is:</td> <td data-bbox="1587 1008 1896 1339"></td> </tr> </tbody> </table>	<b>Activity Status</b>	<b>Activity within a Character Area Overlay</b>	<b>Activity if not in a Character Area Overlay</b>	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	In a Character Area Overlay,  a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is:	
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					<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 30m<sup>2</sup> on the site, relocation of a building onto the site, erection of new buildings and alterations or additions to existing</p>	

					<p>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 30m<sup>2</sup> 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>	
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					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.	
					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
					<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"> <li>- the width of building frontages</li> <li>- landscaping</li> <li>- setbacks (larger than typical)</li> <li>- building coverage</li> <li>- outdoor living space requirements</li> </ul>	

				<ul style="list-style-type: none"> <li>- minimum glazing facing the street</li> <li>- fencing</li> <li>- garaging and car ports</li> <li>- building separation</li> </ul> <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>							
<b>Proposed Subdivision Rules</b>											
				<table border="1"> <thead> <tr> <th></th> <th><b>Activity within a Character Area Overlay</b></th> <th><b>Activity if not in a Character Area Overlay</b></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</td> <td>400m2 proposed for the Medium Density Residential Zone or</td> </tr> </tbody> </table>		<b>Activity within a Character Area Overlay</b>	<b>Activity if not in a Character Area Overlay</b>		Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the	400m2 proposed for the Medium Density Residential Zone or	
	<b>Activity within a Character Area Overlay</b>	<b>Activity if not in a Character Area Overlay</b>									
	Minimum net site area for subdivision varies between Character Areas in the Medium Density Zone, but is generally larger than the	400m2 proposed for the Medium Density Residential Zone or									

					underlying Zone requirement.  In High Density Zone – 400m2.	300m2 proposed for the High Density Residential Zone
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## Christ's College

### Submitter 699

Original Submission No	Plan Change	Provision	Position	Decision Requested
699.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Oppose	Delete Qualifying Matter - Residential Heritage Area from the following properties.  <ul style="list-style-type: none"> <li>• Armagh Street – Numbers 6, 14, 16, 20 and 22</li> <li>• Gloucester Street – Numbers 4, 6, 8, 13, 14 and 19</li> <li>• Rolleston Avenue – Numbers 54, 64 and 72 (excluding the Heritage Items and Setting<sup>267</sup> at 64 Rolleston Ave).</li> </ul>
699.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Delete medium residential zone from 21 Gloucester Street.
699.3	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Rezone 21 Gloucester Street from Medium Residential Zone to Specific Purpose (schools) zone.
699.4	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.2 - Objective and policies > 9.3.2.2 -	Oppose	Reject all notified changes to 9.3.2.2.8 Policy – Demolition of scheduled historic heritage

		Policies > 9.3.2.2.8 - Policy - Demolition of heritage items		
699.5	PC14	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	Seek Amendment	Refine 9.3.2.2.8 Policy – Demolition of heritage item  (a) (ii) whether the extent of the work required to retain and/or repair the heritage item or buildings of such a scale that the heritage values and integrity of the heritage item or building would be significantly compromised, <u>and the heritage item would no longer meet the criteria for scheduling in Policy 9.3.2.2.1;</u>
699.6	PC14	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	Support	supports this alternate High Density Residential Zoning
699.7	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Oppose	Delete Qualifying Matter - Residential Heritage Area from the following properties.  <ul style="list-style-type: none"> <li>• Armagh Street – Numbers 6, 14, 16, 20 and 22</li> <li>• Gloucester Street – Numbers 4, 6, 8, 13, 14 and 19</li> <li>• Rolleston Avenue – Numbers 54, 64 and 72 (excluding the Heritage Items and Setting 267 at 64 Rolleston Ave).</li> </ul>

Hilary Talbot

Submitter 700

Original Submission No	Plan Change	Provision	Position	Decision Requested
700.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage	Support	<i>[Re: Englefield Heritage Area]</i> support the creation of the Heritage Area and the

				continuation of the character area with more stringent controls.
700.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Support	<i>[Re: Englefield Heritage Area]</i> support the creation of the Heritage Area and the continuation of the character area with more stringent controls.
700.3	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Support	<i>[Re: Englefield Heritage Area]</i> support the creation of the Heritage Area and the continuation of the character area with more stringent controls.
700.4	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Support	Supports the retention of Heritage listed Englefield House
700.5	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Support	support the retention of Heritage listed Englefield House
700.6	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	<i>[Re: Englefield Character Area]</i> support the creation of the Heritage Area and the continuation of the character area with more stringent controls.
700.7	PC14	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	Seek Amendment	the drafting of these rules should be reviewed to see if a more nuanced approach to buildings in heritage areas is appropriate.

Ian McChesney

Submitter 701

Original Submission No	Plan Change	Provision	Position	Decision Requested
701.1	PC14	20 - All of Plan	Seek Amendment	[Set] a 'phase in' period (perhaps 10 years) for developments under the new regulations to allow a transition period for those potentially negatively affected. Property owners on sites likely to be impacted could then have time to leave the property, or plan for modifications to their own property to mitigate any new developments. (Such a phase in time could be over-ridden if neighbours consented to a development).
701.2	PC14	14 - Residential	Seek Amendment	[Seeks that Council c]onsider developer incentives to aggregate adjoining properties (based on fair market prices) so density can be achieved in a well designed, coherent manner without adversely affecting neighbouring properties. Such incentives should go hand in hand with those to achieve better environmental standards e.g. reduced building embodied CO2.
701.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.1 - Site density and servicing	Seek Amendment	Increase minimum plot sizes for plots with 3+ storey residential buildings.
701.4	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Seek Amendment	Increase minimum plot sizes for plots with 3+ storey residential buildings.
701.5	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	Reduce recession plane angles to provide <b>more</b> sunshine access than in Auckland.

701.6	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	Recession plane angles should be reduced for those sites bordering single storey existing properties.
701.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	[That] recession planes and setbacks [are] set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties.
701.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Seek Amendment	[S]etbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties.
701.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	Seek Amendment	[S]etbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties.
701.10	PC14	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	Seek Amendment	The proposal should increase minimum protection of green space and canopy cover. There should be no 'buying out' provision.
701.11	PC14	20 - All of Plan	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.
701.12	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[That Rattray Street in Riccarton is zoned MRZ instead of HRZ]
701.13	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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).

Helen Wilson

Submitter 702

Original Submission No	Plan Change	Provision	Position	Decision Requested
702.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Decline the proposal to rezone sites to allow 2 or 3 storey townhouses.
702.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Decline the proposal to rezone sites to allow 2 or 3 storey townhouses.

Graeme Boddy

Submitter 703

Original Submission No	Plan Change	Provision	Position	Decision Requested
703.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	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'
703.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	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'



## WDL Enterprises Limited and Birchs Village Limited

### Submitter 704

Original Submission No	Plan Change	Provision	Position	Decision Requested
704.1	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	That the Land be retained as FUZ or all or part of it be rezoned MRZ (or an equivalent zoning).  <u>[Please see attached submission for more]</u>
704.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	109 Prestons Road (Lot 2 DP 26884 – C26F/220)  Future Urban Zone and / or Medium Density Residential Zone
704.3	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	109 Prestons Road (Lot 2 DP 26884 – C26F/220)  Future Urban Zone and / or Medium Density Residential Zone
704.4	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	<u>[Rezoning]</u> 276 Cranford Street (Lot 3 DP 38681 – CB24A/332) Medium Density Residential Zone
704.5	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	<u>[Rezoning]</u> 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	PC14	19 - Planning Maps > 19.10 - Any other zones	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,
704.7	PC14	19 - Planning Maps > 19.9 - Any other QMs	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 the QM Water Body Setbacks, and reflect the issues raised in this submission

## Foodstuffs

### Submitter 705

Original Submission No	Plan Change	Provision	Position	Decision Requested
705.1	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Rezone 304 Stanmore Road Local Centre Zone
705.2	PC14	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)	Seek Amendment	Amend to exclude the protected tree on Stanmore Road frontage at 300,304 Stanmore Road and 9,11 Warwick Street
705.3	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	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)
705.4	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.1 - Policy - Role of centres	Seek Amendment	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.
705.5	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Support	Retain Halswell Town Centre Zone as notified
705.6	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Amend zoning of Lot 1 DP51902 to LCZ at New World Lincoln Road (92, 94, 100 and 108 Lincoln Road)
705.7	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Rezone the following sites at 159 Main North Road.

				<p>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.</p> <p>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</p>
705.8	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.1 - Policy - Role of centres	Seek Amendment	Amend the centre at 159 Main North Road (Lot 5 DP3753, Lot 1 DP76152 and Part Lot 1 DP 21207) to Local Centre from Neighbourhood Centre in Table 15.1.
705.9	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Support	Retain CCMUZ zoning for 300 and 310 Manchester St Lot 1 DP 56552 and Lot 2 DP 56552
705.10	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Amend the zoning of Lot 10 DP 17997 and part of Lot 13 DP 17997 at New World Ilam to LCZ.
705.11	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.7 - Objective -- Well-functioning urban environment	Seek Amendment	Amend objective to include provision for enabling more business (such as supermarkets) in or near centre zones in accordance with Objective 1, Objective 3 and Policy 1 NPS-UD.
705.12	PC14	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	Seek Amendment	Delete, or amend to: a.xi <del>incorporate</del> encourage measures to reduce greenhouse gas emissions from vehicular trips associated with the activity.
705.13	PC14	7 - Transport > 7.4 - Rules - Transport > 7.4.4 - Rules - Matters of control and discretion > 7.4.4.18 - High trip generators	Seek Amendment	Delete, or amend High trip generators a.vii. Greenhouse gas emissions: <del>Whether measures are proposed to be implemented to encourage reduction of the greenhouse gas emissions from vehicle use associated with the activity, and</del>

				the ability for any measures <b>to reduce greenhouse gas emissions</b> to be implemented and maintained over the lifetime of the activity.
705.14	PC14	7 - Transport > 7.4 - Rules - Transport > 7.4.4 - Rules - Matters of control and discretion > 7.4.4.18 - High trip generators	Seek Amendment	Regarding advice note - Delete words "yes" from columns relating to activities that are otherwise permitted in the Zone's Activity Status Table.
705.15	PC14	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	Support	Retain - specific recognition of supermarket activity in Table 15.1
705.16	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes	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)
705.17	PC14	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	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.

## NHL Properties Limited

### Submitter 706

Original Submission No	Plan Change	Provision	Position	Decision Requested
706.1	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Rezone the site and adjoining HDRZ land to Central City Mixed Use (CCMU).
706.2	PC14	20 - All of Plan	Seek Amendment	Oppose any provisions or changes that will adversely affect the outcome of intensifying urban form to provide additional development capacity, particularly near the city and commercial centres.

## Isobel Foyle

### Submitter 707

Original Submission No	Plan Change	Provision	Position	Decision Requested
707.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	[T]he demarcation of High Density Residential zone should be redrawn much closer to Northlands Mall.
707.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	To Change the zoning of High Density Zone on Paparoa Street to MDZ or RS

Lauren Gibson

Submitter 708

Original Submission No	Plan Change	Provision	Position	Decision Requested
708.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	[Opposes intensification plan change and in particular for 19a Russell Street].
708.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	[Opposes intensification plan change and in particular for 19a Russell Street]
708.3	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	[Increase sunlight access]
708.4	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	[Opposes intensification plan change and in particular for 19a Russell Street]
708.5	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	[Opposes intensification plan change and in particular for 19a Russell Street]

Philippa Tucker

Submitter 709

Original Submission No	Plan Change	Provision	Position	Decision Requested
709.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Amend the schedule of heritage items to include the street, housing, trees, plaques.
709.2	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Seek amendment to heritage layer for War Memorial Heritage Protection for Windermere Road.
709.3	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Amend the schedule of heritage items to include Windermere properties in heritage area

709.4	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	That the northwest side of Windermere Road is not zoned Medium Density Residential
709.5	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	That the northeast side of Windermere Road is not zoned High Density Residential
709.6	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[That Windermere Road retains the operative Residential Suburban zoning]

### Michelle Trusttum

#### Submitter 710

Original Submission No	Plan Change	Provision	Position	Decision Requested
710.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Seek Amendment	Amend setback standard from north boundaries.
710.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Seek Amendment	Increase yard setbacks to boundaries adjacent to historic and character area sites.
710.3	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	Include Somerfield in Special Character Overlay.
710.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form	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

		standards > 14.5.2.6 - Height in relation to boundary		neighbouring northern boundaries in [Medium Density Residential Standards] areas
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**Andrea Williams**

**Submitter 711**

Original Submission No	Plan Change	Provision	Position	Decision Requested
711.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Amend residential zoning in Hornby from HDZ and MDZ to RS.
711.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Amend residential zoning in Hornby from HDZ and MDZ to RS.

**Robyn Pollock**

**Submitter 712**

Original Submission No	Plan Change	Provision	Position	Decision Requested
712.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Reduce permitted building height in Hornby
712.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Six storey buildings should be concentrated in a discrete area rather than scatter them amongst older established suburbs



## Girish Ramlugun

### Submitter 713

Original Submission No	Plan Change	Provision	Position	Decision Requested
713.1	PC14	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	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.
713.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.
713.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
713.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
713.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
713.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
713.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
713.8	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.

713.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
713.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
713.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
713.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.

## Russell Stewart

### Submitter 714

Original Submission No	Plan Change	Provision	Position	Decision Requested
714.1	PC14	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	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.
714.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
714.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
714.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
714.7	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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

Sara Campbell

#### Submitter 715

Original Submission No	Plan Change	Provision	Position	Decision Requested
715.1	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake	Support	Support the Tree Canopy Cover rules and Financial Contributions to restore our tree canopy and seek

		Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial contributions		that the council retains the tree canopy requirement and contributions plan.
715.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
715.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council remove this qualifying matter.
715.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council remove this qualifying matter.
715.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Sunlight Access Qualifying Matter and that the council remove this qualifying matter.
715.8	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Oppose the Sunlight Access Qualifying Matter and that the council remove this qualifying matter.
715.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council remove this qualifying matter.
715.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council remove this qualifying matter.

715.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.

### Wigram Lodge (2001) Limited

#### Submitter 716

Original Submission No	Plan Change	Provision	Position	Decision Requested
716.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	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.
716.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	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.
716.3	PC14	15 - Commercial	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.
716.4	PC14	6 - General Rules and Procedures	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.
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**Jonty Coulson**

**Submitter 717**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
717.1	PC14	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	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	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
717.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
717.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.

717.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
717.8	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
717.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
717.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
717.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.

**Gareth Holler**

**Submitter 718**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
718.1	PC14	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	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.

718.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.
718.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
718.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
718.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	I oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
718.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	I oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
718.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
718.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
718.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
718.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
718.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
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**Andrew Cockburn**

**Submitter 719**

Original Submission No	Plan Change	Provision	Position	Decision Requested
719.1	PC14	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	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.
719.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.
719.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
719.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
719.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
719.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.

719.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
719.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
719.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
719.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
719.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.

## Mitchell Coll

### Submitter 720

Original Submission No	Plan Change	Provision	Position	Decision Requested
720.1	PC14	14 - Residential	Seek Amendment	Submission seeks additional two rules to improve visual interest in buildings:

				<ol style="list-style-type: none"> <li>1. Add a rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line.</li> <li>2. Add a rule requiring that each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm.</li> </ol>
720.2	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.2 - B	Seek Amendment	Seek amendment to Building definition sub clause (f) to clarify if referring to plan area or vertical surface area.
720.3	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.2 - B	Seek Amendment	Seeks amendment of subclause (o) of the "Building" definition to clarify what roof includes within the definition.
720.4	PC14	6 - General Rules and Procedures > 6.5 - Scheduled Activities > 6.5.4 - Rules > 6.5.4.2 - Rules - Built form standards > 6.5.4.2.1 - Building height	Seek Amendment	Seeks that the maximum building heights for scheduled activities in clause 6.5.4.2.1 be consistent with surrounding zones.
720.5	PC14	7 - Transport > 7.5 - Appendices > 7.5.7 - Appendix 7.5.7 Access design and gradient	Seek Amendment	Amend Table 7.5.7.1(a) [Minimum requirements for private ways and vehicle access] back to 3m for minimum legal width and 2.7m for minimum formed width.
720.6	PC14	8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks > 8.9.2 - Activity status tables > 8.9.2.1 - Permitted activities	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.
720.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards	Seek Amendment	<p>Seeks additional rules be added:</p> <ol style="list-style-type: none"> <li>1. Rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line.</li> </ol>

				2. Rule requiring that each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm.
720.8	PC14	7 - Transport > 7.5 - Appendices > 7.5.1 - Appendix 7.5.1 Parking space requirements	Seek Amendment	If a garage is provided, it should be of a size that allows for an 85 <sup>th</sup> percentile car to be parked in it.
720.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.1 - Permitted activities	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.
720.10	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.4 - Site coverage	Seek Amendment	Rewrite subclause (c) to, “Eaves, roof overhangs and / or guttering up to a total of 300mm (300mm or 500mm?) in width from the outside extent of a building shall not be included in the building coverage calculation.”
720.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Seeks that the more restrictive recession plane be applied where a site abuts a lower density zone site boundary.
720.12	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	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	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	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.

720.14	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Seek Amendment	Add a further subclause to 14.5.2.7 to restrict garage doors opening beyond a site boundary.
720.15	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	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]
720.16	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.8 - Outlook space per unit	Seek Amendment	1. Add a further subclause to clause (i) reading, <i>“be contained within the property boundaries.”</i>
720.17	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.8 - Outlook space per unit	Seek Amendment	<b>Rule 14.5.2.8 (i)(i) Outlook Space per Unit</b>  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>

720.18	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.9 - Street scene amenity and safety - fences	Seek Amendment	<p><b>Rule 14.5.2.9 (a) - Street Scene Amenity and Safety - Fences</b></p> <p><b>Rewrite the rule to, “Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level.”</b></p> <p><b>Rewrite the rule heading to, “Fencing and Screening”.</b></p>
720.19	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	Seek Amendment	<ol style="list-style-type: none"> <li>1. Amend subclause (c) from 12m to 6m</li> <li>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.</li> <li>3. The area of measurement is more clearly defined, is it from finished floor level to finished ceiling level, or from ground level?</li> <li>4. That the area calculation excludes any garage walls. This is the approach taken by, for example, the Selwyn District Council.</li> <li>5. Amend subclause (e) from 17.5% to 15%.</li> </ol>
720.20	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.16 - Building reflectivity	Seek Amendment	<ol style="list-style-type: none"> <li>1. Amend subclause (a) from 30% to 45% LRV.</li> </ol>
720.21	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.17 - Location of outdoor mechanical ventilation	Seek Amendment	<ol style="list-style-type: none"> <li>1. Amend subclause (a) to require outdoor units visible from the street to be screened.</li> </ol>

720.22	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards	Seek Amendment	<p><b>Street Facing Facades</b></p> <ol style="list-style-type: none"> <li>1. Add a rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line.</li> <li>2. Within each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm.</li> </ol>
720.23	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards	Seek Amendment	If a garage is provided, it should be of a size that allows for an 85 <sup>th</sup> percentile car to be parked in it
720.24	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	<ol style="list-style-type: none"> <li>1. The Residential Design Principles should be considered when <u>any</u> breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.</li> </ol>
720.25	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.1 - Permitted activities	Seek Amendment	<ol style="list-style-type: none"> <li>1. The Residential Design Principles should be considered when <u>any</u> breach of the Permitted Activity standards requires a Restricted Discretionary Resource Consent.</li> </ol>
720.26	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	1. Amend subclause (b) to, “ <i>Residential units shall not be less than the maximum height permitted in the MRZ.</i> ”
720.28	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Change the rule so it applies along road boundaries. Amend subclause (c)(i) to, “ <i>A boundary with a road where the property boundary across the road is further than (a distance to be determined).</i> ”
720.30	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	Seek Amendment	Add a further subclause to restrict garage doors to those that do not extend past the property boundary.
720.31	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone >	Support	Develop a mechanism where public property can accommodate tree planting, for example a financial



		14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover		contribution to aid in street planting upgrades in lieu of building setbacks.
720.32	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	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> "
720.33	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.4 - Outlook space	Seek Amendment	<b>Rule 14.6.2.4 (i) - Outlook Space</b>  <b>Add a further subclause to subclause (i) reading, "be contained within the property boundaries."</b>
720.34	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.4 - Outlook space	Seek Amendment	<b>Rule 14.6.2.4 (i)(i) Outlook Space</b>  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> "
720.35	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.5 - Building separation	Seek Amendment	Amend the clause to read, " <i>Residential units above 12 metres in height above ground level must be separated from any other residential units <b>on the same site</b> by at least 10 metres measured horizontally, except where a common wall is included.</i> "
720.36	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.6 - Fencing and screening	Seek Amendment	<b>Rule 14.6.2.6 (a)</b>  Rewrite the rule to, " <i>Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level.</i> "

720.37	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Seek Amendment	<p><b>Rule 14.6.2.8</b></p> <ol style="list-style-type: none"> <li>1. Amend subclause (c) from 12m to 6m</li> <li>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.</li> <li>3. The area of measurement be more clearly defined, is it from finished floor level to finished ceiling level, or from ground level?</li> <li>4. That the area calculation exclude any garage walls.</li> <li>5. Amend subclause (e) from 17.5% to 15%.</li> </ol>
720.38	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.11 - Service, storage and waste management	Seek Amendment	<p><b>14.6.2.11 (a)(i)</b></p> <p>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.”</p>
720.39	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	Seek Amendment	Amend subclause (a) to, “The maximum building coverage must not exceed 60% of the net site area.”
720.40	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	Seek Amendment	Rewrite subclause (a)(i) to, “Eaves, roof overhangs and / or guttering up to a total of 300mm in width from the outside extent of a building shall not be included in the building coverage calculation.”

720.41	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	Seek Amendment	Amend subclause (a)(ii)(C) to, “A <i>minimum development site dimension of 12m is achieved; and.</i> ”
720.42	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.15 - Location of outdoor mechanical ventilation	Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened.
720.43	PC14	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	Seek Amendment	Amend subclause 14.8.3.2.2(a) back to 250m <sup>2</sup>
720.44	PC14	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	Seek Amendment	Amend subclause 14.8.3.2.4(a) back to 60%.
720.45	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes > 15.2.4.1 - Policy - Scale and form of development	Seek Amendment	Add a subclause to 15.2.4.1 limiting building height along the <i>Te Papa Otakaro</i> corridor, and implement appropriate built form standards.
720.46	PC14	8 - Subdivision, Development and Earthworks > 8.4 - Rules - Subdivision General Rules > 8.4.1 - General rules	Seek Amendment	[Seeks that a]ll attached buildings to be subdivided under Unit Title and not Fee Simple.

720.47	PC14	20 - All of Plan	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.
720.48	PC14	14 - Residential	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	PC14	14 - Residential	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	PC14	14 - Residential	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:."
720.51	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards	Seek Amendment	Submission seeks additional two new Standards be introduced to improve visual interest in buildings: <ol style="list-style-type: none"> <li>1. Add a rule requiring that at least every 6m width of a street facing façade have a minimum 400mm step in the building line.</li> <li>2. Add a rule requiring that each street facing frontage, a minimum area of the facade to protrude must intrude by a at least 200mm.</li> </ol>

Ethan Pasco

Submitter 721

Original Submission No	Plan Change	Provision	Position	Decision Requested
721.1	PC14	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	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.
721.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter... seek[s] that the council drop this qualifying matter.
721.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
721.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
721.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
721.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.

721.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
721.8	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
721.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.
721.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
721.11	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.

**Nick Leslie**

**Submitter 722**

Original Submission No	Plan Change	Provision	Position	Decision Requested
722.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

722.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
722.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
722.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

## Brookfield Limited

### Submitter 723

Original Submission No	Plan Change	Provision	Position	Decision Requested
723.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Support	Enable full zoning of MDZ to be enabled throughout city
723.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Support	Support High Density development in line with the NPS-UD
723.3	PC14	19 - Planning Maps > 19.4 - QM - Low PT	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.
723.4	PC14	19 - Planning Maps > 19.9 - Any other QMs	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.
723.5	PC14	15 - Commercial	Support	[Retain] 6 to 10 storeys for residential buildings near commercial centres.

723.6	PC14	19 - Planning Maps	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.
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## Alan Murphy

### Submitter 724

Original Submission No	Plan Change	Provision	Position	Decision Requested
724.1	PC14	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	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.
724.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Low Public Transport Accessibility Area Qualifying Matter...seek[s] that the council drop this qualifying matter.
724.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
724.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
724.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.



724.6	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.
724.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]upport[s] high-density housing near the city and commercial centres...seek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
724.8	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
724.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	

## Sophie Burt

### Submitter 725

Original Submission No	Plan Change	Provision	Position	Decision Requested
725.1	PC14	15 - Commercial > 15.5 - Rules - Local Centre Zone	Seek Amendment	Addington should be included a Local Centre Zone
725.2	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone	Seek Amendment	Addington should be a Mixed-Use Zone
725.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Seek Amendment	Precincts within the Medium-Density Residential Zone should each have a Regeneration Framework Plan and have regulatory, comprehensive community engagement.
725.4	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Addington should be included a Local Centre Zone

725.5	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Addington should be a Mixed-Use Zone
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### Michele McKnight

#### Submitter 726

Original Submission No	Plan Change	Provision	Position	Decision Requested
726.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	[Seeks] the council to mak[e] Gwynfa Ave and any other similiar streets on this hill ... a special character overlay area
726.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	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]
726.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	[Seeks] the council, to remove Gwynfa Ave and any other similiar streets on this hill from the medium density proposal
726.4	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[Seeks] the council to mak[e] Gwynfa Ave and any other similiar streets on this hill ... a special character overlay area

### Birdie Young

#### Submitter 727

Original Submission No	Plan Change	Provision	Position	Decision Requested
727.1	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

727.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
727.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
727.4	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
727.5	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
727.6	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Retain] high-density housing near the city and commercial centres.
727.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[Retain provisions that] enable 6 to 10 storeys for residential buildings near commercial centres.
727.8	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
727.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
727.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
727.11	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

## Sutherlands Estates Limited

### Submitter 728

Original Submission No	Plan Change	Provision	Position	Decision Requested
728.1	PC14	19 - Planning Maps > 19.10 - Any other zones	Support	Retain the Future Urban Zoning of Lot 101DP 570868, being the development block located at the end of James Mackenzie Drive.
728.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	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.
728.3	PC14	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	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.
728.4	PC14	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	Seek Amendment	Make clearer in the plan how the costs have been attributed and whether it is GST inclusive

728.5	PC14	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	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?
728.6	PC14	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	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?
728.7	PC14	8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.7 - Consent notice	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?
728.8	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.2 - Allotments with existing or proposed buildings	Seek Amendment	Amend the standard to make it clear that there is no minimum allotment size in the FUZ zone around existing buildings
728.9	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial	Seek Amendment	Rule 6.10A.4.1.1 P2

		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		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
728.10	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Rezone all of the residential properties that front Storr Close, Glendore Drive, James Mackenzie Drive and Sutherlands Road to Future Urban
728.11	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Rezone all of the residential properties that front Storr Close, Glendore Drive, James Mackenzie Drive and Sutherlands Road to Future Urban

### Independent Producers Limited

#### Submitter 729

Original Submission No	Plan Change	Provision	Position	Decision Requested
729.1	PC14	19 - Planning Maps > 19.10 - Any other zones	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.
729.2	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	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.

729.3	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone	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.
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### Gwynfa Ave Residents Association

#### Submitter 730

Original Submission No	Plan Change	Provision	Position	Decision Requested
730.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[Seeks that] the Council exclude Gwynfa Ave from increased residential density and ask them to also consider other private hill lanes who will be facing many of the same issues.
730.2	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[Seeks that Council retain operative Residential Hills zoning on Gwynfa Ave, Cashmere]

### Heather McVicar

#### Submitter 731

Original Submission No	Plan Change	Provision	Position	Decision Requested
731.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Remove the 'walkable catchmentof the city centre'from Salisbury Street to Bealey Ave, including Peacock Street.

Antony Ellis

Submitter 732

Original Submission No	Plan Change	Provision	Position	Decision Requested
732.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	[E]ndors[es] the extend of the character area overlay in Cashmere

Michael Hall

Submitter 733

Original Submission No	Plan Change	Provision	Position	Decision Requested
733.1	PC14	14 - Residential	Support	Supports the plan change for intensification
733.2	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
733.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
733.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
733.5	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.



733.6	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
733.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
733.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
733.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
733.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
733.11	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
733.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
733.13	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Retain] high-density housing near the city and commercial centres.

Marie Byrne

Submitter 734

Original Submission No	Plan Change	Provision	Position	Decision Requested
734.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	[Seeks] area in Phillipstown Cashel Street to Ferry Road, Bordesley Street to Nursery Road be considered for a heritage area and subsequently a qualifying matter.
734.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	[Seeks] Medium Density Residential area in Phillipstown Cashel Street to Ferry Road, Bordesley Street to Nursery Road be considered for a heritage area and subsequently a qualifying matter.
734.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Seek Amendment	[Seek] adding an interface between heritage properties and residential areas
734.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	Seek Amendment	[Seek] adding an interface between heritage properties and residential areas
734.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Increase the height threshold for sunlight recession minimums.
734.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Increase the height threshold for sunlight recession minimums.
734.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Seek Amendment	Increase the Residential Industrial Interface.

## Paula Rowell

### Submitter 735

Original Submission No	Plan Change	Provision	Position	Decision Requested
735.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Seeks that apartment blocks are not allowed in Merivale
735.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Seeks that apartment blocks are not allowed in Merivale
735.3	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	Seeks that apartment blocks are not allowed in Merivale

## Hannah Wilson Black

### Submitter 736

Original Submission No	Plan Change	Provision	Position	Decision Requested
736.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Oppose High Density [without more stringent recession plane controls]
736.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Stronger protections for the sunlight access of neighbouring properties where development may occur.

Christian Jordan

Submitter 737

Original Submission No	Plan Change	Provision	Position	Decision Requested
737.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Apply MDRS zone across all areas of the City.
737.2	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	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).
737.3	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Oppose	Remove QM-Airport Noise as a restriction on application of MDRS zone.
737.4	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Remove QM- Airport Noise as a restriction on the implementation of MDRS zone
737.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Remove QM- Low PT from plan in all areas.
737.6	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Remove QM- Low PT from plan in all areas.
737.7	PC14	19 - Planning Maps > 19.6 - QM - Any Coastal Hazard	Seek Amendment	Remove Tsunami Management Area.
737.8	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	The mixed use zone should not apply between Blenheim Rd and the Railway track. The zone is otherwise a positive change.
737.9	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage	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	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage	Seek Amendment	Retain character areas across the city.

				These character areas should have recession plane, building height and setback rules similar to the operative plan
737.11	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	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	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	Add these areas to Special Character QM.  Additional character areas of importance that should be included are:  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)  Also the following larger areas which were not SAMs:- Knowles, Rutland, Papanui, Dormer-Normans, Papanui, Blighs, railway line- Gloucester, Woodham, Trent, England
737.13	PC14	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	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.
737.14	PC14	16 - Industrial > 16.4 - Rules - Industrial General Zone > 16.4.2 - Built form standards - Industrial General Zone > 16.4.2.6 - Landscaped areas	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.

737.15	PC14	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	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.
737.16	PC14	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	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.
737.17	PC14	16 - Industrial > 16.5 - Rules - Industrial Heavy Zone > 16.5.2 - Built form standards - Industrial Heavy Zone > 16.5.2.6 - Landscaped areas	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.
737.18	PC14	16 - Industrial > 16.6 - Rules - Industrial Park Zone > 16.6.2 - Built form standards - Industrial Park Zone > 16.6.2.7 - Landscaped areas	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.
737.19	PC14	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	Seek Amendment	Seeks a height restriction of 8m for 20m along a residential boundary.
737.20	PC14	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	Seek Amendment	Seeks a height restriction of 8m for 20m along a residential boundary.
737.21	PC14	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	Seek Amendment	Seeks a height restriction of 8m for 20m along a residential boundary.
737.22	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters >	Seek Amendment	Seeks a qualifying matter requiring an assessment of the heritage value of any pre 1940

		6.1.9.1 - 6.1A.1 Application of qualifying matters		buildingintended for demolition with options considered for retention and reuse should be a requirement.
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**Pim Van Duin**

**Submitter 738**

Original Submission No	Plan Change	Provision	Position	Decision Requested
738.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
738.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
738.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
738.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
738.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
738.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
738.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

738.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Seeks the Council drops Sunlight Access qualifying matter.
738.9	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.4 - Daylight recession plane	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
738.10	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	I support high-density housing near the city and commercial centres.
738.11	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

## North Beach Residents Association

### Submitter 739

Original Submission No	Plan Change	Provision	Position	Decision Requested
739.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	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	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	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	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Seek that qualifying matters relating to Coastal Hazards (including tsunami) do not unduly restrict intensification in coastal areas.



## Woolworths

### Submitter 740

Original Submission No	Plan Change	Provision	Position	Decision Requested
740.1	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial contributions	Oppose	Delete Chapter 6.10A in its entirety, and associated Planprovisions (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
740.2	PC14	8 - Subdivision, Development and Earthworks > 8.10 - Appendices > 8.10.4 - Appendix - North Halswell Outline Development Plan	Seek Amendment	Amend the zoned boundaries and North Halswell ODP associated with the Town Centre Zone and High Density Residential Zone
740.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Except as otherwise modified by this submission,including amended zoned boundaries associatedwith the North Halswell Town Centre zone and StAlbans (Neighbourhood / Local) Centre zone,retain amended residential zoning andnomenclature.
740.4	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
740.5	PC14	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	Support	Support amendments to Table 15.1 ofPolicy 15.2.2.1 in so far as these reflectNational Planning Standardsnomenclature.
740.6	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective -	Seek Amendment	Amend Table 15.1 to elevate the StAlbans Centre from Neighbourhood toLocal Centre (Small)

		Centres-based framework for commercial activities > 15.2.2.1 - Policy - Role of centres		
740.7	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Amend zoning of the St Albans Centre from Neighbourhood to Local Centre (Small)
740.8	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes > 15.2.4.2 - Policy - Design of new development	Seek Amendment	<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> <p>xii. ensuring that the upper floors (including roof form and associated mechanical plant) are well modulated and articulated to provide visual interest to the building when viewed from beyond the Central City or from adjacent buildings above; and</p>
740.9	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Amend the zoned boundaries and ODP for North Halswell associated with the Town Centre Zone and High Density Residential Zone

## Lower Cashmere Residents Association

### Submitter 741

Original Submission No	Plan Change	Provision	Position	Decision Requested
741.1	PC14	9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.4 - Rules > 9.4.4.1 - Activity status tables	Seek Amendment	[That the removal] of mature trees [is] not allowed.
741.2	PC14	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	Seek Amendment	[That the removal] of mature trees [is] not allowed
741.3	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Make Cashmere View St a heritage street.
741.4	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Make Cashmere View St a heritage street.
741.5	PC14	20 - All of Plan	Seek Amendment	The Opawaho Heathcote River corridor be designated as an area of special significance and area.

## Harang Kim

### Submitter 742

Original Submission No	Plan Change	Provision	Position	Decision Requested
742.1	PC14	20 - All of Plan	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.
742.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.4 - Site coverage	Oppose	Three times more density does not fit within 'Medium' density definition.
742.3	PC14	20 - All of Plan	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.

### Matthew Gibbons

#### Submitter 743

Original Submission No	Plan Change	Provision	Position	Decision Requested
743.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	[T]he low public transport accessibility area should go.
743.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Higher density near the airport should be allowed - people can install sound proofing. Perimeter block housing should be easier.
743.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Higher density near the airport should be allowed - people can install sound proofing. Perimeter block housing should be easier.
743.4	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	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.
743.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	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.
743.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	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.
743.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	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.
743.8	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Zone more HDZ.

### Cliff Mason

### Submitter 744

Original Submission No	Plan Change	Provision	Position	Decision Requested
744.1	PC14	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	Support	[Retain all proposed Qualifying Matters]
744.2	PC14	20 - All of Plan	Seek Amendment	[That] an assessment of the carrying capacity of the environment of Christchurch City and its immediate surrounding area [is undertaken]

## Richmond Residents and Business Association (We are Richmond)

### Submitter 745

Original Submission No	Plan Change	Provision	Position	Decision Requested
745.1	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.27 - Character Area Overlay	Support	Seek that SAMS and Suburban Character Areas are retained.
745.2	PC14	20 - All of Plan	Support	Retain plan change approach adopted arising from locally derived consultation; not one size-fits-all approach.
745.3	PC14	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	Support	[Retain provisions to protect loss of trees and vegetation]
745.4	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	Seek that SAMS and Suburban Character Areas are retained.
745.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone	Support	Seek that SAMS and Suburban Character Areas are retained.

### Simon Fowke

### Submitter 746

Original Submission No	Plan Change	Provision	Position	Decision Requested
746.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Do not Re-Zone Paparoa Street to Medium Density
746.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Do not Re-Zone Paparoa Street to High Density

## Joshua Wilson Black

### Submitter 747

Original Submission No	Plan Change	Provision	Position	Decision Requested
747.1	PC14	19 - Planning Maps > 19.9 - Any other QMs	Support	Retain the Sunlight Access qualifying matter
747.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Support	Retain the sunlight access qualifying matter

## Karen Fowke

### Submitter 748

Original Submission No	Plan Change	Provision	Position	Decision Requested
748.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Reject Medium Density Dwellings in Paparoa Street
748.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Reject High Density Dwellings in Paparoa Street

## Ryman Healthcare Limited

### Submitter 749

Original Submission No	Plan Change	Provision	Position	Decision Requested
749.1	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	[That] 20 Radcliffe Road, Northwood (Northwood site) is rezoned from proposed Town Centre Zone (TCZ) to High Density Residential (HRZ)

749.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[That] 20 Radcliffe Road, Northwood (Northwood site) is rezoned from Town Centre Zone (TCZ) to High Density Residential (HRZ)
749.3	PC14	15 - Commercial > 15.15 - Appendices > 15.15.1 - Appendix - Town Centre Zone (Belfast/Northwood) Outline Development Plan	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.
749.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	[T]hat the built form standard inserted by PC14 should carry over the [20 metre] height limit approved for the Park Terraces site [78 Park Terrace] through the Replacement Plan process. [For example]:  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>  i. <u>Lot 1 DP 77997 CT CB46D/74;</u>  ii. <u>Town Section 118 DP 3780; and</u>  iii. <u>Town Section 119 DP 3780.</u>
749.5	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[That] 20 Radcliffe Road, Northwood (Northwood site) is rezoned from Town Centre Zone (TCZ) to High Density Residential (HRZ)
749.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Seek Amendment	The provisions applicable to the HRZ are amended to better enable retirement villages
749.7	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.4 - Rules - Historic heritage	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.



Christchurch City Council

Submitter 751

Original Submission No	Plan Change	Provision	Position	Decision Requested
751.1	PC14	1 - Introduction	Seek Amendment	Please see attached documentation.
751.2	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.3 - C	Seek Amendment	Amend the definition of "Comprehensive Residential Development" as follows: "Comprehensive residential development <b>in relation to the Residential New Neighbourhood Zone</b> , means a development of <b>three four</b> or more residential units which have been, or will be, designed, consented and constructed in an integrated manner (staged development is not precluded). It may include a concurrent or subsequent subdivision component."
751.3	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.9 - I	Seek Amendment	Add the following definition to the District Plan- <u>Intensification means, in relation to Policies 5.2.2.5.1 and 5.2.2.5.2, development that results in a net increase in the number of residential units and/or potential for increased occupancy within a site.</u>
751.4	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List	Seek Amendment	Remove [all definitions that relate to the] Medowlands Exemplar overlay: <ul style="list-style-type: none"> <li>• Context and sight analysis (meadowlands)</li> <li>• Future development allotment (meadowlands)</li> <li>• Neighbourhood plan (meadowlands)</li> </ul>
751.5	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.2 - B	Seek Amendment	<ol style="list-style-type: none"> <li>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 <b>for the building base</b> for that type of building in the zone.</li> <li>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</li> </ol>

				building that is above the maximum permitted height <b>for the building base</b> for that type of building in the zone...
751.6	PC14	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	Seek Amendment	[Amend NC3]: "except that permitted or controlled in Rule 14.4.1 <b>and Rule 14.7.1.</b> "
751.7	PC14	5 - Natural Hazards > 5.2 - Objectives and Policies > 5.2.2 - Natural hazards policies > 5.2.2.5 - BLANK	Seek Amendment	Add the following policy heading - <b><u>5.2.2.5 Policies for managing risk within Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area</u></b>
751.8	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.14 - Building tower setbacks	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.
751.9	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone >	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.

		15.11.2 - Built form standards - City Centre Zone > 15.11.2.15 - Maximum building tower dimension and building tower coverage		
751.10	PC14	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	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.
751.11	PC14	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	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.
751.12	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.2 - Built form standards - Central City Mixed Use Zone >	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.

		15.12.2.11 - Building tower coverage		
751.13	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) > 15.13.2.10 - Building tower setbacks	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.
751.14	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) > 15.13.2.11 - Building tower site coverage	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.
751.15	PC14	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	Seek Amendment	[Clarify that t]he proposed Tsunami Management Area qualifying matter will [also] extend over properties zoned Residential Hills

		Qualifying Matter Tsunami Management Area		
751.16	PC14	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	Seek Amendment	Amend NC3 a.: <b><u>Where located within the Residential Suburban, Residential Suburban Density Transition, or Residential Hills zones,</u></b> development, subdivision and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rule 14.4.1 and Rule 14.7.1'
751.17	PC14	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	Seek Amendment	[Amend Policy as follows]: a. Within the Tsunami Management Area Qualifying Matter <b><u>in residential zones,</u></b> avoid development, subdivision and land use that would provide for intensification of any site. <b><u>unless the risk to life and property is acceptable.</u></b>
751.18	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 -	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.

		6.1A.1 Application of qualifying matters																																
751.19	PC14	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	Seek Amendment	<p>Amend Rule 6.10A.4.2.1, Table 1 by adding a column with minimum soil area widths for various tree size classes as shown in red below:</p> <p><b>Table 1 - Tree size classes with their corresponding height and projected canopy size:</b></p> <table border="1"> <thead> <tr> <th><u>Tree size classes</u></th> <th><u>Tree height (m)</u></th> <th><u>Projected tree canopy cover at maturity (m<sup>2</sup>)</u></th> <th><u>Land area (m<sup>2</sup>) and soil volume (m<sup>3</sup>) 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 (m<sup>3</sup>) equals the land area (m<sup>2</sup>) x 1m depth.</i></p>	<u>Tree size classes</u>	<u>Tree height (m)</u>	<u>Projected tree canopy cover at maturity (m<sup>2</sup>)</u>	<u>Land area (m<sup>2</sup>) and soil volume (m<sup>3</sup>) 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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751.20	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors	Seek Amendment	Replace [all] references to Appendices 6.12.17.1 to 6.12.17.3 with reference to Planning maps for Radiocommunication 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].																														
751.21	PC14	19 - Planning Maps > 19.9 - Any other QMs	Oppose	Remove the "Waterbody Setback - existing" spatial layer from Series D planning maps.																														

751.22	PC14	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	Seek Amendment	[Amend D1 to delete text]: "The following signs in all zones, <del>excluding all Industrial, Specific Purpose Airport, and Commercial zones</del> <del>Commercial zones (except Commercial Banks Peninsula), and</del> 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: ..."
751.23	PC14	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	Seek Amendment	[Amend text to insert "District" with strikethrough]: "requiring new <del>District</del> <u>Town</u> Centres to provide ..."
751.24	PC14	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	Seek Amendment	[Amend P18]: Disregard the proposed "Greenfield Precinct" text and instead replace the reference to RNN [with a reference] to FUZ.
751.25	PC14	7 - Transport > 7.5 - Appendices > 7.5.7 - Appendix 7.5.7 Access design and gradient	Seek Amendment	Amend 7.5.7.h as follows: For the purposes of access for firefighting, where a building is <del>either</del> : 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 <del>(as required by NZS 4509:2008)</del> . <b>The 75 metres must be measured from the</b>

				<p><b><u>road boundary via an existing or proposed property access, to the main entry furthest from the road (Figure 7A); or</u></b> <b><u>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</u></b> <del>shall have</del> a minimum formed width of 3.5 metres <b><u>for its entire length</u></b>, and a height clearance of 4 metres. Such vehicle access shall be designed <b><u>and maintained</u></b> to be free of obstacles that could hinder access for emergency service vehicles.</p> <p>Insert new appendix diagram, as appended [ATTACHMENT 45].</p>
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				<p>Proposed new building</p> <p>Main entry - furthest from road boundary</p> <p>Existing building</p> <p>Road boundary</p> <p>(A) + (B) less than or equal to 75m</p>
751.26	PC14	7 - Transport > 7.5 - Appendices > 7.5.2 - Appendix 7.5.2 Cycle parking facilities	Seek Amendment	<ul style="list-style-type: none"> <li>• Clause b: remove reference to “residents” cycle parking/parks throughout.</li> </ul>

				<ul style="list-style-type: none"> <li>• Introduce a new clause “ e. Cycle parking facilities for residential activities shall be provided as follows:”, followed by the detailed requirements for residents cycle parking facilities.</li> <li>• Introduce a new “Figure 4 – Minimum cycle parking dimensions for resident cycle parks”</li> <li>• Amend line x [in Table 7.5.2.1] “Social housing complex” by: deleting “ For developments involving 3 or more residential units”; and adding “private” before the word “garage” in the two following provisions.</li> <li>• Amend line aa. [in Table 7.5.2.1] by adding “private” before the word “garage” in both provisions.</li> <li>• Add an advice note at the end of the Table [7.5.2.1] clarifying the meaning of “private garage”.</li> </ul> <p>[Refer to ATTACHMENT 47]</p>
751.27	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Remove reference[s to LowDensity Residential Airport InfluenceZone and the Low DensityResidential Airport Influence Zone'] and ensure correctreference to RS, RSDT, and the Airport NoiseInfluence Area is made.
751.28	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Seek Amendment	Remove reference[s to 'LowDensity Residential Airport InfluenceZone and the Low DensityResidential Airport Influence Zone'] and ensure correctreference to RS, RSDT, and the Airport NoiseInfluence Area is made.
751.29	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.2 - Allotments	Seek Amendment	Remove reference[s to 'LowDensity Residential Airport InfluenceZone and the Low DensityResidential Airport Influence Zone'] and ensure correctreference to RS, RSDT, and the Airport NoiseInfluence Area is made.

		with existing or proposed buildings		
751.30	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Seek Amendment	Amend [c.] to " <u>Within the Residential Hills Precinct in the Medium Density Residential Zone the allotment shall ...</u> "
751.31	PC14	8 - Subdivision, Development and Earthworks > 8.10 - Appendices > 8.10.4 - Appendix - North Halswell Outline Development Plan	Seek Amendment	Remove note [that makes reference] to Plan change 10 and Meadowlands.
751.32	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.3 - Restricted discretionary activities	Seek Amendment	[Amend 8.5.1.3 RD2 column 4 to] say "where the site is <b>in</b> the" not "where the site is the".
751.33	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.3 - Restricted	Seek Amendment	[RD2: that the reference to] rule 8.7.15 [is amended] to 8.7.13.

		discretionary activities		
751.34	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.3 - Restricted discretionary activities	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 " <b><u>and Rule 8.8.12.b for Residential Heritage Areas where 8.6.1 Table 1 a.c. and f.a. standards are not met</u></b> ".
751.35	PC14	8 - Subdivision, Development and Earthworks > 8.8 - Rules as to matters of discretion - subdivision > 8.8.12 - Natural and cultural heritage	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, <del>or</del> heritage setting <b><u>or heritage area</u></b> listed in Appendix 9.3.7.2 <b><u>or Appendix 9.3.7.3</u></b> : i. The extent to which the subdivision has regard to, or is likely to detract from, the heritage values of the heritage item, <del>or</del> heritage setting, <b><u>or heritage area</u></b> or adversely affect the likely retention and use <b><u>or adaptive reuse</u></b> of the heritage item; ii. The extent to which heritage items, <del>or</del> heritage settings <b><u>or heritage areas</u></b> are to be integrated into the future development of the land being subdivided; iii. <b><u>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.</u></b>
751.36	PC14	8 - Subdivision, Development and Earthworks > 8.8 - Rules as to matters of discretion - subdivision > 8.8.15 - Future Urban Zone Outline	Seek Amendment	[Title] should be changed from "Plans" to "Plan."

		Development Plans - East Papanui		
751.37	PC14	8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks > 8.9.2 - Activity status tables > 8.9.2.1 - Permitted activities	Seek Amendmen t	Change 8.9.2.1.P1 i as notified to read: <del>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.,</del> or above the volumes contained in Table 9 within a heritage setting listed in Appendix 9.3.7.2, <b><u>details of temporary protection measures to be put in place to mitigate potential physical effects on the heritage item must be provided to Council's Heritage team for comment at least 5 working days prior to the works commencing.</u></b>
751.38	PC14	8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks > 8.9.3 - Exemptions	Seek Amendmen t	<ol style="list-style-type: none"> <li>1. Change 8.9.3.a iv as notified to: <b><u>Where the building is a heritage item, or earthworks occur within 5 metres of a heritage item, the activity standard in 8.9.2.1 P1 i. applies.</u></b></li> <li>2. Change 8.9.3.a.xii as notified to: <b><u>This exemption does not apply to Where earthworks in public spaces occur within 5 metres of a heritage item or above the volumes contained in Table 9 in a heritage setting which are subject to the activity standard in 8.9.2.1 P1 i. applies</u></b></li> </ol>
751.39	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendmen t	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	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2	Seek Amendmen t	Revise settings of: <ol style="list-style-type: none"> <li>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 &amp; 8].</li> </ol>

		- Appendix - Schedule of Significant Historic Heritage Items		<ol style="list-style-type: none"> <li>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 &amp; 10].</li> <li>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 &amp; 14].</li> <li>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 &amp; 16].</li> </ol>
751.41	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.8 - Appendix - Residential Heritage Areas - Site Contributions Maps	Seek Amendment	[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].
751.42	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.9 - Appendix - Residential Heritage Areas - Interface Sites and Character Area Overlap Maps	Seek Amendment	<p>[That t]he key to [all 11 of the] RHA interface maps [is] amended to:</p> <ul style="list-style-type: none"> <li>• change the name of Residential Visitor Accommodation zone back to <b>Residential Guest Accommodation</b>; and</li> <li>• replace "adjoining" with "<b>sharing a boundary with</b>". [Refer to ATTACHMENT 19].</li> </ul>

751.43	PC14	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	Seek Amendment	[In RD8] replace "ResidentialVisitor Accommodation" with "ResidentialGuest Accommodation".
751.44	PC14	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	Seek Amendment	[R]eplace "ResidentialVisitor Accommodation" with "ResidentialGuest Accommodation"
751.45	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.9 - Appendix - Residential Heritage	Seek Amendment	<ol style="list-style-type: none"> <li>1. Delete 327 Barbadoes and 281 Armagh from [9.3.7.9.1] Chester St East interface area.</li> <li>2. Delete 202 Fitzgerald and 32 Avonside from [9.3.7.9.3] Engelfield interface area.</li> <li>3. Delete 109 Rattray and 2R Shand (small triangle), from [9.3.7.9.8] Piko interface area.</li> </ol>

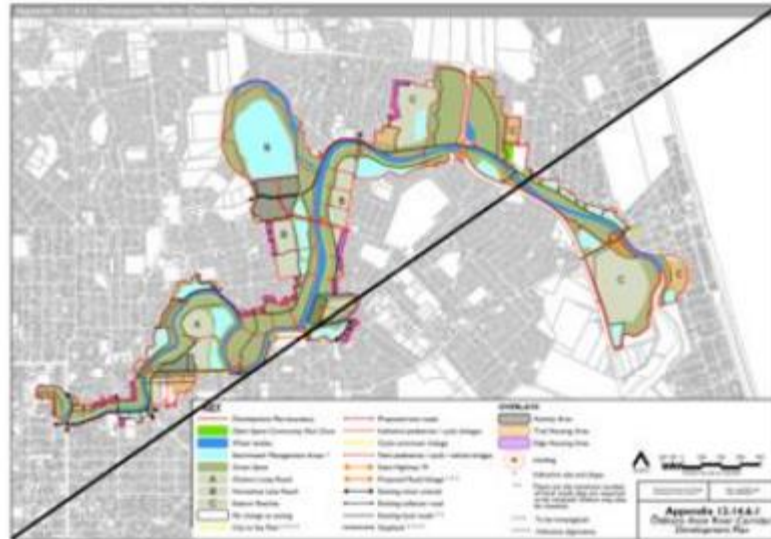
		Areas - Interface Sites and Character Area Overlap Maps		[Refer to ATTACHMENTS 20, 21 & 22].
751.46	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.4 - Appendix - Heritage item and heritage setting exemptions from zone rules	Seek Amendment	<ol style="list-style-type: none"> <li>1. Reinstate text/remove strikeouts: Residential Suburban zone and Residential Density Transition zone. (17 x)</li> <li>2. Strike out: Low Density Residential Airport Influence Zone and Airport Influence Density Precinct (13 X)</li> <li>3. Reinstate text/remove strikeouts: Residential Hills zone (x3) and reorder in table to DP order of subchapters</li> <li>4. Change Residential New Neighbourhood zone to Future Urban zone (x1, p125 of PC13 rules document)</li> </ol>
751.47	PC14	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	Seek Amendment	Add to RD1: b. <b><u>Where the buildings in a heritage area but is not a heritage item, Rule 9.3.4.1.3 RD6 will apply instead.</u></b>
751.48	PC14	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	Seek Amendment	[In RD6] Decline the [proposed] change to insert the 'tree protection zone radius' and maintain the [existing] 10m setback control.



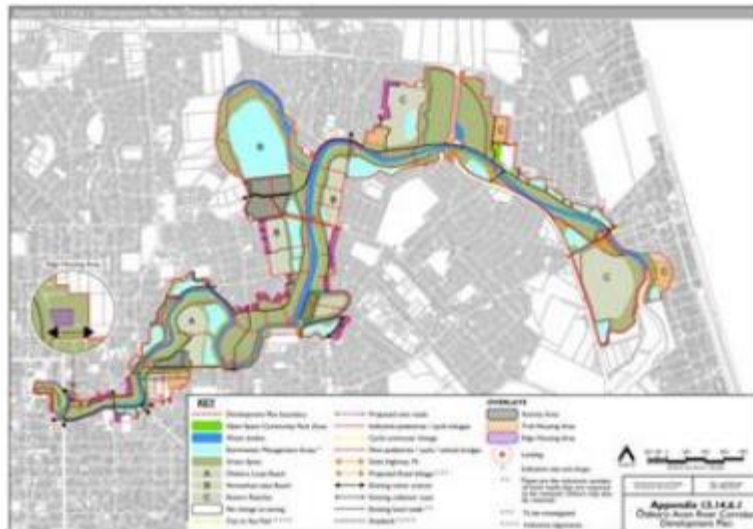
		discretionary activities		
751.49	PC14	10 - Designations and Heritage Orders > 10.3 - A Chorus New Zealand Limited	Seek Amendment	Amend location of [Designation] A17 from 237 Memorial Avenue, Christchurch to 241 Memorial Avenue, Christchurch, as below: <del>237-241</del> Memorial Avenue, Christchurch
751.50	PC14	10 - Designations and Heritage Orders > 10.15 - M Minister of Health	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"> <li>1. <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></li> <li>2. <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></li> <li>3. <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></li> <li>4. <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</u></li> </ol>

				<p><u>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 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 <a href="http://www.myworksites.co.nz">www.myworksites.co.nz</a>. To submit a TMP a Corridor Access Request (CAR) must also be submitted. A copy of the accepted TMP and CAR shall be supplied to the Council's resource consent monitoring team (via email to <a href="mailto:rcmon@ccc.govt.nz">rcmon@ccc.govt.nz</a>) at least 3 working days prior to the commencement of works under this designation alteration. d. Note: Please refer to <a href="https://ccc.govt.nz/transport/legalroad/traffic-management-news-andinformation">https://ccc.govt.nz/transport/legalroad/traffic-management-news-andinformation</a> for more information.</u></p>
751.51	PC14	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	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



751.52	PC14	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	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" data-bbox="968 370 1906 589"> <tr> <td>(...)</td> <td>(...)</td> <td>(...)</td> <td>(...)</td> <td>(...)</td> </tr> <tr> <td>LOT 4 DP 6463</td> <td>50 <u>Wainoni</u> Road</td> <td>33</td> <td>L1 (Map 33A)</td> <td>RS</td> </tr> <tr> <td><b>Legal Description</b></td> <td><b>Address</b></td> <td><b>Map Ref</b></td> <td><b><u>Pre-Earthquake Zone</u></b></td> <td><b>Alternative Zone</b></td> </tr> <tr> <td><del>LOT 1 DP 66188</del></td> <td><del>76 Atlantis Street</del></td> <td><del>26</del></td> <td><del>L1 (Map 27A)</del></td> <td><del>RS</del></td> </tr> </table>	(...)	(...)	(...)	(...)	(...)	LOT 4 DP 6463	50 <u>Wainoni</u> Road	33	L1 (Map 33A)	RS	<b>Legal Description</b>	<b>Address</b>	<b>Map Ref</b>	<b><u>Pre-Earthquake Zone</u></b>	<b>Alternative Zone</b>	<del>LOT 1 DP 66188</del>	<del>76 Atlantis Street</del>	<del>26</del>	<del>L1 (Map 27A)</del>	<del>RS</del>
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751.53	PC14	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	Seek Amendment	Amend the alternate zoning for Christs Collegeto MRZ in respect of sites east of RollestonAve; and the alternate zoning for CathedralGrammar to MRZ in respect of 17 Armagh St.																				
751.54	PC14	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	Seek Amendment	Amend [a. proviso for heritage sites] to read as follows: <b><u>The built form standards below apply to all school sites, but do not apply to those parts of school sites occupied by heritage items and settings and those school sites within Residential Heritage Areas (with the exception of Rule 13.6.4.2.7 Water supply for firefighting, which does apply). Development of heritage items and/or settings is controlled by Chapter 9.3 Historic Heritage. Development of sites within Residential Heritage Areas is controlled by the area-specific built form standards for either the Medium Density Residential zone or Residential Banks Peninsula zone, depending on which is the alternate zoning.</u></b>																				
751.55	PC14	14 - Residential > 14.4 - Rules - Residential	Seek Amendment	[In 14.4.2.9.b.i.C and D] Insert "maturity" shown as bold strikethrough before the proposed new defined term shown in bold green and underlined.																				

		Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.9 - Road boundary building setback		
751.56	PC14	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	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 - Rule14.15.7, Non-residential hours of operation - Rule14.15.25
751.57	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.1 - Activity status tables > 14.8.1.2 - Controlled activities	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
751.58	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.1 - Activity	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.

		status tables > 14.8.1.3 - Restricted discretionary activities		
751.59	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.1 - Activity status tables > 14.9.1.3 - Restricted discretionary activities	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.
751.60	PC14	14 - Residential > 14.11 - Rules - Residential Visitor Accommodation Zone > 14.11.1 - Activity status tables > 14.11.1.3 - Restricted discretionary activities	Seek Amendment	[In RD4, RD5 and RD6] Amend the numbering of the [assessment] matters to show its correct numbering: Residential design principles - Rule 14.15.1 Site density and site coverage - Rule 14.15.2; Impacts on neighbouring property - Impacts on neighbouring property - Rule 14.15.3; Street scene - road boundary building setback, fencing and planting - Rule 14.15.18
751.61	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.2 - Activity status tables > 14.13.2.3 - Restricted	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 - Rule 14.15.3; Minimum unit size and unit mix - Rule 14.15.5; Scale and nature of activity - Rule 14.15.6; Traffic generation and access safety - Rule 14.15.7; Water supply for fire fighting - Rule 14.15.8; Acoustic insulation - Rule 14.15.9; Non-residential hours of operation - Rule 14.15.25; Retirement villages - Rule 14.15.10; Street scene - road boundary building setback, fencing and planting - Rule 14.15.18; Minimum building, window and balcony setbacks - Rule

		discretionary activities		14.15.19; Service, storage and waste management spaces - Rule 14.15.20; Outdoor living space - Rule 14.15.21
751.62	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone	Seek Amendment	Remove the advice note [that references Measowlands].
751.63	PC14	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	Oppose	Remove rule 14.12.2.18.
751.64	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.1 - Activity status table > 14.12.1.3 - Restricted discretionary activities	Seek Amendment	Remove RD28.
751.65	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	Remove numbering consequential amendment by showing correct number, i.e., Appendix 14.16.2 Recession planes
751.66	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density	Seek Amendment	[In P10, P11 and P12] Remove the text with strikethrough and add the text in bold underline - <del>the tsunami inundation area as set out in Environment Canterbury report number R12/38 "Modelling coastal inundation in Christchurch and Kaiapo from a South American Tsunami using topography from after the 2011 February Earthquake (2012), NIWA"; as shown in Appendix 14.16.5;</del> <b><u>The Qualifying Matter Tsunami Management Area;</u></b>

		Transition Zone > 14.4.1 - Activity status tables > 14.4.1.1 - Permitted activities		
751.67	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone	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 <sup>2</sup> - 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].
751.68	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Remove [Riccarton Bush Interface Area height provision [from 14.5.2.3.v]
751.69	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Seek Amendment	Amend subdivision standards for sites within the Riccarton Bush Interface Area (8.6.1):- 450m <sup>2</sup> minimum allotment size, removing zero allotment size for existing or proposed dwellings.
751.70	PC14	13 - Specific Purpose Zones > 13.6 - Specific Purpose (School)	Seek Amendment	Limit building height over St Teresa's School to 8m .



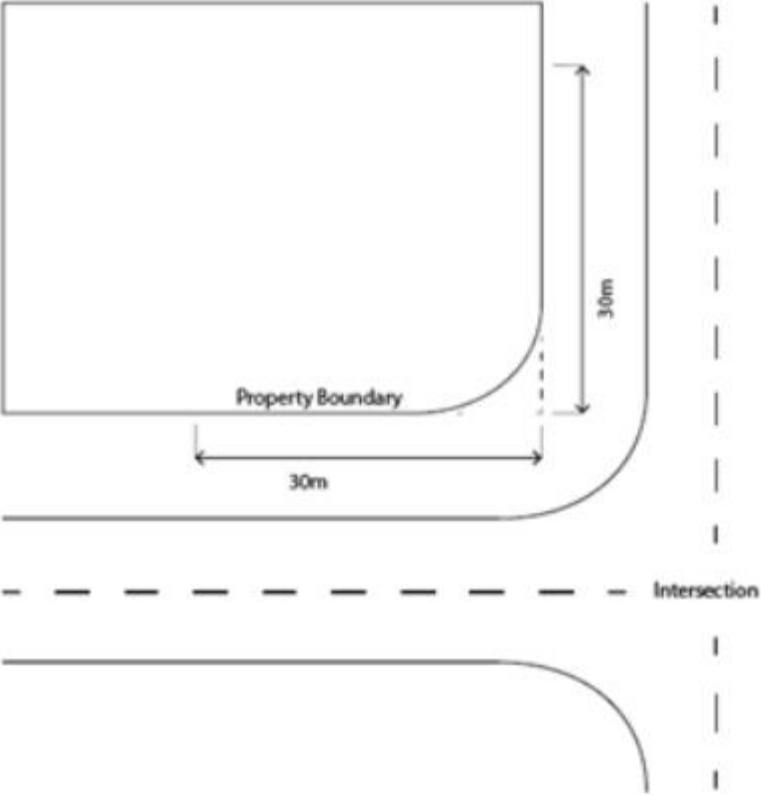
		Zone > 13.6.4 - Rules - Specific Purpose (School) Zone > 13.6.4.1 - Activity status tables > 13.6.4.1.1 - Permitted activities		
751.71	PC14	13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone > 13.6.6 - Appendices > 13.6.6.2 - Appendix 13.6.6.2 State Integrated Schools	Seek Amendmen t	Limit building height over St Teresa's School to 8m.
751.72	PC14	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	Seek Amendmen t	[In RD15]:  <ol style="list-style-type: none"> <li>1. Amend a. so that it reads: Matters of discretion for the applicable specifically relevant built form standards in Rule 14.15.</li> <li>2. Amend c. so that it reads: Matters of Discretion for new buildings and alterations to buildings in Residential Heritage Areas.</li> <li>3. Reorder so that MOD c. becomes a. and vice versa.</li> </ol>
751.73	PC14	14 - Residential > 14.5 - Rules - Medium Density	Seek Amendmen t	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>

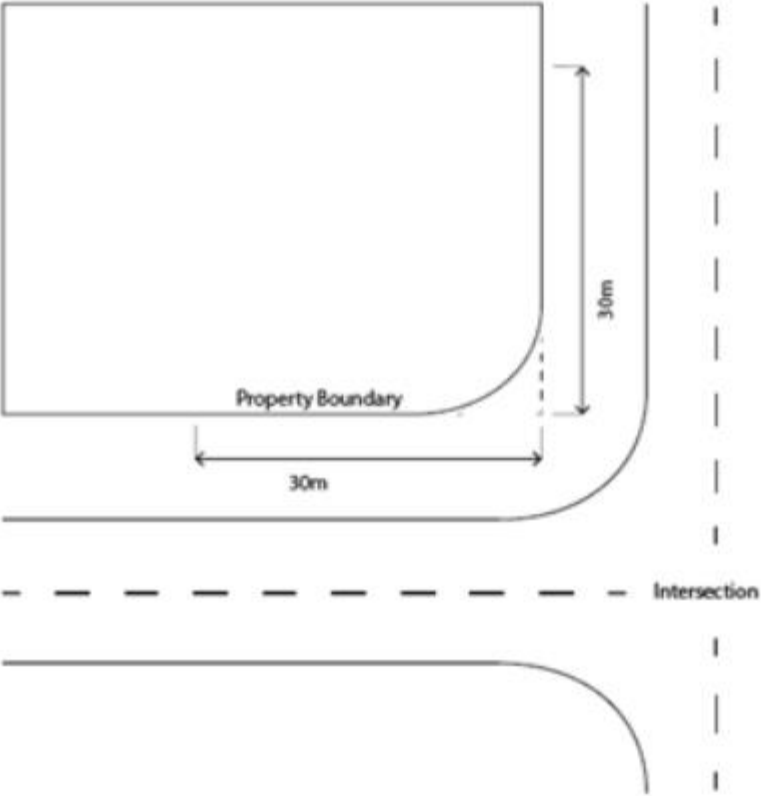
		Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone > 14.5.3.2 - Area-specific built form standards > 14.5.3.2.8 - Setbacks		
751.74	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone > 14.5.3.2 - Area-specific built form standards > 14.5.3.2.3 - Building height	Seek Amendment	Remove the sub-points under "a" and use the table to direct height control.
751.75	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	Insert relevant Residential Character Area names on planning maps to ease reference to applicable rules, as per associated reporting.
751.76	PC14	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 >	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"

		14.8.3.1.3 - Area-specific restricted discretionary activities		
751.77	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.1 - Activity status tables > 14.9.1.3 - Restricted discretionary activities	Seek Amendment	Remove consequential amendment to 14.9.1.3.b to show original rule number, as follows: "Rule 14.15"
751.78	PC14	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	Seek Amendment	Insert "habitable room" shown as bold struck through before the proposed new defined term shown in bold green and underlined.
751.79	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.3 - Area-specific rules - Residential	Seek Amendment	<ol style="list-style-type: none"> <li>1. 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.</li> <li>2. In RD9, add matter of discretion <b><u>e. for internal boundary setbacks - Rule 14.15.3.</u></b></li> </ol>

		Banks Peninsula Zone > 14.8.3.1 - Area-specific activities > 14.8.3.1.3 - Area-specific restricted discretionary activities		
751.80	PC14	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	Seek Amendment	Amend heading of 14.8.3.1.2 to "Area-specific controlled activities".
751.81	PC14	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	Seek Amendment	Amend title to correct name: "Landscaping and trees"

751.82	PC14	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	Seek Amendmen t	Show additional text in title " <b><u>and car parking</u></b> " as bold underlined.
751.83	PC14	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	Seek Amendmen t	Include new diagram to clarify [a.ii], based on Figure 16 in appendix 7.5.11, as per below:

				 <p data-bbox="1003 1091 1892 1146">Determining distances from a street intersection for the interpretation of rules 15.11.2.3 and 15.11.2.12iii</p>
751.84	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.12 -	Seek Amendment	Include new diagram to clarify [a.iii], based on Figure 16 in appendix 7.5.11, as per below:

		Maximum road wall height		 <p>Determining distances from a street intersection for the interpretation of rules 15.11.2.3 and 15.11.2.12iii</p>
751.85	PC14	15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame) > 15.13.1 - Activity status tables - Central City	Seek Amendment	Insert " <del>human scale</del> " to be shown in bold and strikethrough before the proposed new defined term, which is shown in bold green and underlined.

		Mixed Use Zone (South Frame)		
751.86	PC14	15 - Commercial > 15.15 - Appendices > 15.15.12 - Appendix - Comprehensive Housing Development Plan - Sydenham	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".
751.87	PC14	15 - Commercial > 15.15 - Appendices > 15.15.13 - Appendix - Comprehensive Housing Precinct Development Plan - Lancaster Park	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".
751.88	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.1 - Policy - Role of centres	Seek Amendment	Remove the passage "(above ground floor level)" from Row C in Table 15.1 under Policy 15.2.2.1.
751.89	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.4 - Town Centre Zone (North Halswell) Outline Development Plan	Seek Amendment	Remove strikethrough title "Landscaping - Minimum width of landscaping strip" and show the proposed title "Intersection upgrades" as operative.




		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		
751.90	PC14	15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.7 - Landscaping and trees	Seek Amendment	Insert "maturity" shown as bold strikethroughbefore the proposed new defined term shownin bold green and underlined.
751.91	PC14	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	Seek Amendment	Insert "maturity" shown as bold strikethroughbefore the proposed new defined term shownin bold green and underlined


751.92	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) > 15.13.2.4 - Street scene, landscaping and open space	Seek Amendment	Insert "maturity" shown as bold strikethrough before the proposed new defined term shown in bold green and underlined
751.93	PC14	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	Seek Amendment	Insert "maturity" shown as bold strikethrough before the proposed new defined term shown in bold green and underlined
751.94	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Change [zoning at 35 Hanmer Street (Map 32)] from HRZ to MRZ.
751.95	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Change [zoning at 35 Hanmer Street (Map 32)] from HRZ to MRZ.

751.96	PC14	19 - Planning Maps	Seek Amendment	Remove [Meadowlands] Exemplar Overlay from Planning Map45 and from legend to map. [Refer to ATTACHMENT 1].
751.97	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Change zoning [of properties at 65-51 Shortland Street (Map 33)] to MRZ [instead of Residential Suburban]. [Refer to ATTACHMENT 2].
751.98	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Change zoning [of properties at 65-51 Shortland Street (Map 33)] to MRZ [instead of Residential Suburban]. [Refer to ATTACHMENT 2].
751.99	PC14	19 - Planning Maps > 19.4 - QM - Low PT	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].
751.100	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Change [zoning of] areas [on Sir John McKenzie Avenue (Maps 29 & 30) from] RNN to FUZ.
751.101	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Apply Large Format Retail Zone across [all of the site at 229 Marshlands Road subject to Private Plan Change 6 - refer to ATTACHMENT 4]

751.102	PC14	19 - Planning Maps	Seek Amendment	Change mapping legend referring to 'Brownfield Precinct' to 'Brownfield Overlay'.
751.103	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	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].
751.104	PC14	19 - Planning Maps	Seek Amendment	[On the A series legend] Remove the cross-out [of the Residential Hills Zone].

751.105	PC14	19 - Planning Maps	Seek Amendment	Change notification date on Series D maps to match Series A, B and C maps - 17/3/2023.
751.106	PC14	19 - Planning Maps	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	PC14	19 - Planning Maps	Seek Amendment	Change notation [on Maps series A] for Accommodation and Community Facilities overlay to ACF or similar.
751.108	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	<p>Within the Qualifying Matter Tsunami Management Area:</p> <ol style="list-style-type: none"> <li>1. Where the operative zoning is Residential Suburban, retain this zoning;</li> <li>2. Where the operative zoning is Residential Suburban Density Transition zone, retain this zoning;</li> <li>3. Where the operative zoning is Residential Medium Density, change this to Residential Suburban Density Transition zone.</li> </ol>
751.109	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[Remove any HRZ zoning within the Tsunami Management Area Overlay]
751.110	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[Remove any MRZ zoning within the Tsunami Management Area and retain operative / RSDT zoning].
751.111	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	<p>Remove HRZ [from 114 Mackworth Street and 180 Smith Street (map 39)]. Instead, zone those properties RSDT. [Refer to ATTACHMENT 23]</p> <p>Also remove the Town Centre Intensification Precinct from any residential site not zoned HRZ.</p>


751.112	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	<p>Remove HRZ [from 114 Mackworth Street and 180 Smith Street (map 39)]. Instead, zone those properties RSDT. [Refer to ATTACHMENT 23]</p> <p>Also remove the Town Centre Intensification Precinct from any residential site not zoned HRZ.</p>
751.113	PC14	19 - Planning Maps	Seek Amendment	Remove cross out from Residential Hills and Residential Suburban Density Transition Zone on the map A legend.
751.114	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	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].
751.115	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	<p>Change zoning [on Highsted Road] within the identified residential parcels (only) to MRZ [Refer to ATTACHMENT 25].</p> 

751.116	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	<p>Change [FUZ] zoning [on Highsted Road] within the identified residential parcels (only) to MRZ [Refer to ATTACHMENT 25].</p> 
751.117	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	<p>Change zoning within residential parcels (only) [from FUZ] to MRZ, [in the following areas]:</p> <ul style="list-style-type: none"> <li>• Bill Harvey Drive, Map 44 [Refer to ATTACHMENT 26].</li> <li>• Quaifes / Sabys Road, Map 49 [Refer to ATTACHMENT 27].</li> <li>• Glovers Road, Map 49 [Refer to ATTACHMENT 28].</li> <li>• Leistrella Road, Map 45 [Refer to ATTACHMENT 29].</li> </ul>
751.118	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	

				<p>Change zoning within residential parcels (only) [from FUZ] to MRZ, [in the following areas]:</p> <ul style="list-style-type: none"> <li>• Bill Harvey Drive, Map 44 [Refer to ATTACHMENT 26].</li> <li>• Quaifes / Sabys Road, Map 49 [Refer to ATTACHMENT 27].</li> <li>• Glovers Road, Map 49 [Refer to ATTACHMENT 28].</li> <li>• Leistrella Road, Map 45 [Refer to ATTACHMENT 29].</li> </ul>
751.119	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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]
751.120	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	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]
751.121	PC14	19 - Planning Maps	Seek Amendment	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".



751.122	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[That undeveloped areas [on Sutherland / Cashmere Road, labelled A below, are zoned Future Urban Zone instead of RNN. Refer to ATTACHMENT 31].

				
751.123	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	<ol style="list-style-type: none"> <li>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.</li> <li>2. Change zoning of undeveloped area [on Cashmere Road] marked 'A' [from MRZ] to FUZ.</li> </ol>



751.124	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendmen t	<ol style="list-style-type: none"><li>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.</li><li>2. Change zoning of undeveloped area [on Cashmenre Road] marked 'A' [from MRZ] to FUZ.</li></ol> <p>[Refer to ATTACHMENT 32]</p>
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751.125	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Seek Amendmen t	[Extend QM Low Public Transport Accessibility over] area [on Cashmere Road] shown as 'B' [Refer to ATTACHMENT 32].
751.126	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendmen t	Change zoning within residential parcels [on the corner of Hendersons /CashmereRoads] shown as MRZ (only) to FUZ [ Refer to ATTACHMENT 33].
751.127	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendmen t	Change zoning within residential parcels [on the corner of Hendersons / CashmereRoads] shown as MRZ (only) to FUZ [ Refer to ATTACHMENT 33].
751.128	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendmen t	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].
751.129	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Seek Amendmen t	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].
751.130	PC14	19 - Planning Maps	Seek Amendmen t	Apply all zoning changes, as relevant, that Plan Change 5F has made operative to Plan Change 14 planning maps.
751.131	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendmen t	[At Mathers / Hoon Hay Road, Map 45] Change RS zoning to MRZ [Refer to ATTACHMENT 35].
751.132	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendmen t	[At Mathers/ Hoon Hay Road, Map 45] Change RS zoning to MRZ [Refer to ATTACHMENT 35].
751.133	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Seek Amendmen t	Apply the LPTAA to the entirety of the site [at 55 Kennedy's Bush Road, Map 49 - Refer to ATTACHMENT 36].
751.134	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendmen t	Change RS zoning to MRZ [at the following sites]: <ul style="list-style-type: none"> <li>• Harrowdale Drive / Nortons Road, Map 30 [Refer to ATTACHMENT 37]</li> </ul>

				<ul style="list-style-type: none"> <li>Queenswood Gardens, Map 25 [Refer to ATTACHMENT 38]</li> </ul>
751.135	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	<p>ChangeRS zoning to MRZ [at the following sites]:</p> <ul style="list-style-type: none"> <li>Harrowdale Drive / Nortons Road, Map 30 [Refer to ATTACHMENT 37]</li> <li>Queenswood Gardens, Map 25 [Refer to ATTACHMENT 38]</li> </ul>
751.136	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Seek Amendment	Apply LPTAA over [the] site [at 25 Belfield Street, Map 32 - Refer to ATTACHMENT 39].
751.137	PC14	19 - Planning Maps > 19.9 - Any other QMs	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]
751.138	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	<p>Remove [Town Centre Intensification Precinct] from [the following] MRZ sites:</p> <ul style="list-style-type: none"> <li>32 &amp; 34 Shirley Road, Map 25 [Refer to ATTACHMENT 41]</li> <li>399 Papanui Road, Map 24.</li> <li>283 Papanui Road, Maps 24 &amp; 31.</li> <li>51 Browns Road, Map 31 [Refer to ATTACHMENT 43]</li> <li>Yaldhurst / Main South Road, Map 30 [Refer to ATTACHMENT 44]</li> </ul>
751.139	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Over MRZ area [at 160 Langdons Road, Map 24] change zoning to HRZ and apply TCIP [Refer to ATTACHMENT 42].
751.140	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Over MRZ area [at 160 Langdons Road, Map 24] change zoning to HRZ and apply TCIP [Refer to ATTACHMENT 42].
751.141	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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].

751.142	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendmen t	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].
751.143	PC14	19 - Planning Maps	Seek Amendmen t	Remove spot zoning as MRZ of heritage itemsites, where these would otherwise be HRZzoned in line with their surroundings. This ismostly in Merivale and Papanui HRZ, a fewelsewhere eg Church Corner area [Map series A & interactive map].
751.144	PC14	19 - Planning Maps	Seek Amendmen t	Amend the Series D planning maps as follows: <ul style="list-style-type: none"> <li>1. move all Historic Heritage layers to Series C;</li> <li>2. improve the legibility of the LPTAA symbology;</li> <li>3. move all coastal hazard layers to Series B (including Tsunami Management Area);</li> <li>4. remove all Designations from Series D (already captured in Series A);</li> <li>5. rename the Series D maps to "Qualifying Matter Overlays" or similar.</li> <li>6. Where required, conduct any required consequential changes to sub-chapter 6.1A.</li> </ul>
751.145	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendmen t	Change the zone of Buchan Park from PC 14Proposed Mixed Use Zone to Operative OpenSpace Community Parks Zone.
751.146	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendmen t	Change the zone of Buchan Park from PC 14Proposed Mixed Use Zone to Operative OpenSpace Community Parks Zone



Amanda Smithies

Submitter 752

Original Submission No	Plan Change	Provision	Position	Decision Requested
752.1	PC14	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	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.
752.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.
752.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
752.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
752.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
752.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	oppose the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
752.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.

752.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
752.9	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
752.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
752.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
752.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.

## Piripi Baker

### Submitter 753

Original Submission No	Plan Change	Provision	Position	Decision Requested
753.1	PC14	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	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	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
753.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Opposes] the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
753.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Opposes] the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
753.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
753.8	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
753.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
753.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
753.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.

753.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.
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Alex Shaw

Submitter 754

Original Submission No	Plan Change	Provision	Position	Decision Requested
754.1	PC14	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	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.
754.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.
754.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
754.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	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.
754.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Opposes the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.

754.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Opposes the Low Public Transport Accessibility Area Qualifying Matter and seek that the council drop this qualifying matter.
754.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Opposes the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
754.8	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
754.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
754.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
754.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.

## Margaret Stewart

### Submitter 755

Original Submission No	Plan Change	Provision	Position	Decision Requested
755.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Remove Medium Density Residential zoning.
755.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Remove High Density Residential zoning.
755.3	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	Retain Character areas. Add Woodville Street, St Albans
755.4	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Support	Retain Heritage areas. Add Woodville Street, St Albans
755.5	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	Make the residential red zone (Otakaro River Avon Corridor) a Qualifying Matter
755.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Seek Amendment	Make the residential red zone (Otakaro River Avon Corridor) a Qualifying Matter.

## Kay and Megan Mintrom and Pearce

### Submitter 757

Original Submission No	Plan Change	Provision	Position	Decision Requested
757.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Retain existing zoning of 30 Sawtell Place, Northcote.
757.2	PC14	20 - All of Plan	Oppose	Oppose higher density development in quiet suburban areas

## Tosh Prodanov

### Submitter 758

Original Submission No	Plan Change	Provision	Position	Decision Requested
758.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	[Delete 14.6.2.1.b. Minimum building height]
758.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.16 - Minimum unit size	Oppose	Remove 14.6.2.16 Minimum unit size from the proposed PC14 (Plan Change 14).
758.3	PC14	20 - All of Plan	Seek Amendment	[Include affordability and reduce regulation]

## C Collins

### Submitter 759

Original Submission No	Plan Change	Provision	Position	Decision Requested
759.1	PC14	3 - Strategic Directions > 3.1 - Introduction	Support	[Seeks that the Plan Change be approved]
759.2	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.4 - Objective - Housing bottom lines and choice	Support	[Seeks that the Plan Change be approved]
759.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Seeks that the Plan Change be approved]

ChristchurchNZ

Submitter 760

Original Submission No	Plan Change	Provision	Position	Decision Requested
760.1	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.3 - Objective - Office parks and mixed use areas outside the central city	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 <b>walkable</b> residential neighbourhoods that contribute to an improved diversity of housing type, tenure and affordability and support a reduction in greenhouse gas emissions"
760.2	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.3 - Objective - Office parks and mixed use areas outside the central city > 15.2.3.2 - Policy - Mixed use areas outside the central city	Seek Amendment	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 <b>walkable</b> residential neighbourhoods by:.....(iv) encourage <b>ing</b> ...(v) <b>limiting new high trip generating activities</b> ; and (vi) <b>promoting a network of safe, convenient and attractive pedestrian and cycle connections within the zone and to adjoining neighbourhoods.</b>
760.3	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes	Support	Retain as notified.
760.4	PC14	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	Support	Retain b. as notified
760.5	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.4 -	Support	Retain as notified



		Objective - Urban form, scale and design outcomes > 15.2.4.2 - Policy - Design of new development		
760.6	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.6 - Objective - Role of the City Centre Zone > 15.2.6.3 - Policy - Amenity	Support	Retain as notified
760.7	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.6 - Objective - Role of the City Centre Zone > 15.2.6.4 - Policy - Residential intensification	Support	Retain as notified
760.8	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.6 - Objective - Role of the City Centre Zone > 15.2.6.5 - Policy - Pedestrian focus	Support	Retain as notified
760.9	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.7 - Objective - Role of the Central City Mixed Use Zone	Support	Retain as notified
760.10	PC14	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	Support	Retain as notified
760.11	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.8 - Objective - Built form and amenity in the Central City Mixed	Support	Retain as notified

		Use Zone > 15.2.8.2 - Policy - Amenity and effects		
760.12	PC14	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	Support	Retain as notified
760.13	PC14	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	Seek Amendment	Amend a.v. to insert "standards for" as follows:  (a)...v. minimum <b>standards for</b> landscaping, and outlook requirements; and
760.14	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.1 - Permitted activities	Seek Amendment	Amend P4, P5, P6, and P7 to insert a new activity-specific standard: <b><u>(a) Car parking shall be limited to 1 space per 150sqm.</u></b>
760.15	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.1 - Permitted activities	Seek Amendment	Amend P8 to insert a new activity specific standard: <b><u>a. Any service station in the Sydenham and Waltham Mixed Use Zones shall be located on a minor or major arterial road.</u></b>
760.16	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.1 - Permitted activities	Support	Retain P12 as notified
760.17	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.3 - Restricted discretionary activities	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) <del>(iv)</del> <b><u>(ii)</u></b> and <del>(v)</del> <b><u>(iii)</u></b>
760.18	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity	Seek Amendment	Amend NC3 to read: "Any Comprehensive Residential Activity within the Comprehensive Housing Precinct for

		status tables - Mixed Use Zone > 15.10.1.5 - Non-complying activities		sites identified in Appendix 15.15.12 and 15.15.13 <b><u>as allocation for required pedestrian/cycle, road or greenway connections, unless the desired streetto street connection/s have been provided</u></b>
760.19	PC14	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	Seek Amendment	<p>Amend the following:</p> <ul style="list-style-type: none"> <li>• Advice note: “The following built form standards also apply to comprehensive residential development: <b><u>refer to Appendix 15.15.13 for the bulk and location diagram representing these standards</u></b>”. <b><u>Note: refer to Appendix 15.15.14 for the bulk and location diagram representing some of these standards.</u></b></li> <li>• d: All shared pedestrian access <b><u>ways</u></b> 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.</li> <li>• g: “Buildings front a street, <b><u>greenway or other publicly accessible space and public open space</u></b> shall include at least 20% glazing on each floor of the building”</li> <li>• h: “Apartments adjacent to the street <b><u>or greenway</u></b> shall be provided including: i. to a minimum of 4 storeys in height; <b><u>or ii. to a minimum of 3 storeys for sites located on the south side of the street.</u></b></li> <li>• j: <b><u>(i)</u></b> Enclosed and lockable cycle storage <b><u>for residents</u></b> shall be provided at a minimum rate of 1 space per bedroom, <b><u>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</u></b></li> </ul>

				<p><b><u>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).</u></b></p> <ul style="list-style-type: none"> <li>• 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) <del>A maximum of two car parking spaces</del> for a residential car share scheme across the Comprehensive Residential Development; (ii) A maximum of one space per accessible residential unit</li> </ul>
760.20	PC14	15 - Commercial > 15.15 - Appendices > 15.15.10 - Appendix - Mixed Use Zones	Seek Amendment	<p>Amend Appendix to:</p> <ul style="list-style-type: none"> <li>• show zoning consistent with the planning maps.</li> <li>• add labels for the new MUZ areas e.g. Sydenham and Waltham</li> <li>• add a label ‘Main South Road’</li> </ul>
760.21	PC14	15 - Commercial > 15.15 - Appendices > 15.15.12 - Appendix - Comprehensive Housing Development Plan - Sydenham	Seek Amendment	<p>Amend to:</p> <ul style="list-style-type: none"> <li>• add a requirement for a future transport connection to connect Kent Street to Disraeli and Burke Streets.</li> <li>• Consider the potential for further connections either as part of this process or subsequently.</li> </ul>

760.22	PC14	15 - Commercial > 15.15 - Appendices > 15.15.14 - Appendix - Comprehensive Housing Precinct Bulk and Built Form Standards Diagram	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.
760.23	PC14	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	Seek Amendment	<ul style="list-style-type: none"> <li>Amend (i)(O) to read: The extent to which <b>alternative forms of housing models</b> and/or a range</li> <li>Amend (i)(P) to read: "The extent to which <b>accessible residential units including apartments</b>, are provided....</li> </ul> <p>[Retain the remainder of the provisions as notified]</p>
760.24	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	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.
760.25	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	<p>At 2 Barnett Ave and 14 Johnson Street:</p> <ul style="list-style-type: none"> <li>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.</li> <li>Retain the proposed zoning of Lot 3 DP 537999 (as at 12 May 2023) as HRZ (Large Local Centre Precinct)</li> </ul>
760.26	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Retain the operative Open Space Community Parks zoning at Buchan Park.
760.27	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.7 - G	Seek Amendment	Add a new definition for 'greenway' as follows: <b>For the purposes of the Mixed Use Zone (Sydenham and Waltham), means: "a high amenity corridor for the use</b>

				<b><u>of pedestrians, people on bikes and other active transport modes, in addition to the provision of landscaping, trees, stormwater management and informal recreation space. Greenways are not open to general traffic, except authorized maintenance vehicles”.</u></b>
760.28	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.19 - S	Seek Amendment	Add a new definition for 'Shared pedestrian/cycleway' as follows: <b><u>“For the purposes of the Mixed Use Zone (Sydenham and Waltham), means: a publicly accessible corridor for the use of pedestrians, people on bikes and other active transport modes that is not open to general traffic, except authorized maintenance vehicles”.</u></b>
760.29	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.1 - A	Seek Amendment	Add a new definition for 'Accessible residential units' as follows: <b><u>“For the purposes of the Mixed Use Zone (Sydenham and Waltham), means: A residential unit that is located, constructed, and configured to allow for people of all ages and abilities to move freely and independently, and meet their functional requirements, to and within the unit”</u></b>
760.30	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.1 - A	Seek Amendment	Add a new definition for 'Apartment building' as follows: <b><u>“For the purposes of the Mixed Use Zone (Sydenham and Waltham), means: A residential building that contains two or more residential units where those units are aligned vertically one on top of the other”.</u></b>
760.31	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.16 - P	Seek Amendment	Amend definition of 'Perimeter block development' to read: “Perimeter block development means an urban form that concentrates building development along the public edges of a city block, with a public face to the street, and private or communal open space to the rear in the interior of the block or individual site. Buildings on individual sites are characteristically joined <b><u>with those on adjacent sites</u></b> , or

				are in close proximity to each other, to create a continuous street wall.
760.32	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.3 - C	Seek Amendment	Amend definition of 'Comprehensive residential development' to read: Comprehensive residential development <b>in relation to the Residential New Neighbourhood Zone Future Urban Zone</b> , 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 <b>may is not be</b> precluded). It may include a concurrent or subsequent subdivision component.
760.33	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.16 - P	Seek Amendment	Amend definition of 'Pedestrian access' to read: <b>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.</b>
760.34	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.1 - Permitted activities	Seek Amendment	Amend P27 g. to read: "The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit, <b>on the same floor</b> "
760.35	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.1 - Permitted activities	Seek Amendment	Amend P27 i. to read: "Any outdoor living space or outdoor servicespace shall not be used for car parking, <b>cycle parking</b> or access".
760.36	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	At 2 Barnett Ave and 14 Johnson Street: <ul style="list-style-type: none"> <li>• 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.</li> <li>• Retain the proposed zoning of Lot 3 DP 537999 (as at 12 May 2023) as HRZ (Large Local Centre Precinct)</li> </ul>

Mark Thompson

Submitter 761

Original Submission No	Plan Change	Provision	Position	Decision Requested
761.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
761.2	PC14	20 - All of Plan	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.
761.3	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.4 - Objective - Housing bottom lines and choice	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.



## New Zealand Institute of Architects Canterbury Branch

### Submitter 762

Original Submission No	Plan Change	Provision	Position	Decision Requested
762.1	PC14	20 - All of Plan	Support	[Supports] [l]ocating and enabling density to develop around centres and transport corridors as per industry best practice.
762.2	PC14	20 - All of Plan	Support	[Supports] [t]he introduction of provisions that aim to achieve development that produces a high-quality perimeter block typology.
762.3	PC14	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	Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions.
762.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions.
762.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions.
762.6	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions.

762.7	PC14	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	Seek Amendment	[Implement] additional incentives such as rate rebates to increase canopy coverage to areas that lack this amenity currently.
762.8	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Seek Amendment	[Supports] [e]stablishing provisions that aim to encourage tree protection and planting through financial contributions.
762.9	PC14	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	Support	[Supports] [s]unlight access qualifying matters
762.10	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Support	[Supports] [s]unlight access qualifying matters
762.11	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Support	[Supports] [s]unlight access qualifying matters
762.12	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.4 - Daylight recession plane	Support	[Supports] [s]unlight access qualifying matters
762.13	PC14	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	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.

762.14	PC14	6 - General Rules and Procedures > 6.5 - Scheduled Activities > 6.5.4 - Rules > 6.5.4.2 - Rules - Built form standards > 6.5.4.2.1 - Building height	Seek Amendment	[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]
762.15	PC14	7 - Transport > 7.5 - Appendices > 7.5.7 - Appendix 7.5.7 Access design and gradient	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.
762.16	PC14	8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks > 8.9.2 - Activity status tables > 8.9.2.1 - Permitted activities	Seek Amendment	[Increase] the current restrictive maximum earthwork limits to a higher level that is reflective of the increased size of developments.
762.17	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	Seek Amendment	[Introduce Clause or amend proposed rule] to address thermal performance of windows, including overheating or loss of heat depending on the orientation.
762.18	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	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	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	Seek Amendment	[Amend text to address spelling mistake on 14.5.2.10 e. i. "highter"]
762.20	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules -	Seek Amendment	[Amend] the additional minimum [glazing] areas of 30% - 40%.

		Medium Density Residential Zone > 14.5.3.2 - Area-specific built form standards > 14.5.3.2.11 - Windows to street		
762.21	PC14	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	Seek Amendment	[Amend and reword clause] to enable new development to be in fitting with their immediate street neighbours.
762.22	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	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.
762.23	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.13 - Service, storage, and waste management spaces	Seek Amendment	[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.
762.24	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.17 - Location of outdoor mechanical ventilation	Seek Amendment	[Remove or re-write rule to clarify the intention with regard to aesthetics, acoustics or comfort]
762.25	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	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].

762.26	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Seek Amendment	[Amend text to address spelling mistake in rule 14.6.2.7 g.ii "lanscaping"]
762.27	PC14	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	Oppose	[Retain current site coverage limits].
762.28	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	[That the] permitted intrusion [of gables] is revisited and revised as suitable to be included in PC14.
762.29	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes > 15.2.4.1 - Policy - Scale and form of development	Seek Amendment	[That] an additional height limit area is placed around the Te Papa Otakaro within the CBD.
762.30	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	[That] an additional height limit area is placed around the Te Papa Otakaro within the CBD.
762.31	PC14	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	Seek Amendment	[That 136 Barbadoes street should be removed].
762.32	PC14	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	Seek Amendment	[T]hat the minimum site size is to be reduced to 1500m <sup>2</sup> or at most 1800m <sup>2</sup> .

762.33	PC14	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	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
762.34	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) > 15.13.2.8 - Minimum number of floors	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
762.35	PC14	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	Seek Amendment	[Increase measurement] from 3.5m to a minimum between 4.2 & 4.5m [This rule is not to be changed under PC14],
762.36	PC14	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	Seek Amendment	[Increase measurement] from 3.5m to a minimum between 4.2 & 4.5m [This rule is not to be changed under PC14],
762.37	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) > 15.13.2.2 - Flexibility in building design for future uses	Seek Amendment	[Increase measurement] from 3.5m to a minimum between 4.2 & 4.5m [This rule is not to be changed under PC14],
762.38	PC14	20 - All of Plan	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.

762.39	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[T]hat the Victoria Street overlay is considered to extended to also include the section between Kilmore Street and Chester street west.
762.40	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Seek Amendment	[Reconsider] heightlimits and controls.
762.41	PC14	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	Seek Amendment	[Seeks that] adequate secure storage needs to be provided / allowed for in all housing units / developments.
762.42	PC14	20 - All of Plan	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	PC14	20 - All of Plan	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.
762.44	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	[T]hat the Victoria Street [Height] overlay is extended to include the section between Kilmore Street and Chester street west.

762.45	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	[T]hat the Victoria Street [Height] overlay is extended to include the section between Kilmore Street and Chester street west.
762.46	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Support	[Supports] [s]unlight access qualifying matters
762.47	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Seek Amendment	[That] an additional height limit area is placed around the Te Papa Otakaro within the CBD.

### Christina Stachurski

#### Submitter 763

Original Submission No	Plan Change	Provision	Position	Decision Requested
763.1	PC14	20 - All of Plan	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.

### Anne Scott

#### Submitter 764

Original Submission No	Plan Change	Provision	Position	Decision Requested
764.1	PC14	7 - Transport > 7.4 - Rules - Transport > 7.4.3 - Standards - Transport (All zones outside the Specific Purpose (Lyttelton Port))	Seek Amendment	[That] [t]he council should require accessible, weatherproof and secure storage be provided for bikes and other forms of active transport,



		Zone) > 7.4.3.2 - Minimum number of cycle parking facilities required		including space suitable for e-bikes, cargo and accessibility trikes.
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**Margaret Howley**

**Submitter 765**

Original Submission No	Plan Change	Provision	Position	Decision Requested
765.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Oppose MRZ and any intensification of housing in Papanui streets which include the Papanui WWII Memorial Plantings.
765.2	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Support	Supports the qualifying matter for heritage overlay for the Papanui WWII Memorial Plantings.
765.3	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Support	Supports the scheduling of heritage items for the Papanui WWII Memorial Planting

**Kerri Jones**

**Submitter 766**

Original Submission No	Plan Change	Provision	Position	Decision Requested
766.1	PC14	20 - All of Plan	Oppose	Oppose all of Plan Change 14.

**Elanor James**

**Submitter 767**

Original Submission No	Plan Change	Provision	Position	Decision Requested
767.1	PC14	20 - All of Plan	Support	Supports Plan Change 14 and increased density provisions.

Mark Darbyshire

Submitter 768

Original Submission No	Plan Change	Provision	Position	Decision Requested
768.1	PC14	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	Seek Amendment	Seeks that the number of bike parks required for apartment buildings is increased.
768.2	PC14	7 - Transport > 7.4 - Rules - Transport	Seek Amendment	Seeks that a rule be included that requires EV charging stations and infrastructure in apartment buildings.
768.3	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose the ow Public Transport Accessibility Area Qualifying Matter.
768.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Supports HRZ near commercial centres as proposed.
768.5	PC14	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	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).
768.6	PC14	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	Seek Amendment	Amend 15.12.2.2 to allow the maximum building height to be 90m
768.7	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone	Seek Amendment	Seeks that requirements for green space, tree canopy, lanes, and mid-block pedestrian connections be strengthened

Megan Power

Submitter 769

Original Submission No	Plan Change	Provision	Position	Decision Requested
769.1	PC14	8 - Subdivision , Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Support	[Supports] in general the following provisions: Chapter 8 Subdivision 8.6.1 Minimum net site area and dimension, Table 1, a., Additional Standards
769.2	PC14	6 - General Rules and Procedures	Support	support in general the following provisions :Chapter 6 General Rules and Procedures 6.1A Qualifying Matters

769.3	PC14	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	Seek Amendment	<table border="1"> <thead> <tr> <th data-bbox="846 207 913 321"></th> <th data-bbox="917 207 1083 321">Location</th> <th data-bbox="1087 207 1625 321">Controlled activity</th> <th data-bbox="1629 207 1906 321">The matters over which Council reserves its control:</th> </tr> </thead> <tbody> <tr> <td data-bbox="846 323 913 922">C1</td> <td data-bbox="917 323 1083 922">Character Area Overlay</td> <td data-bbox="1087 323 1625 922">           a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is:           <ul style="list-style-type: none"> <li>i. less than 5 metres in height; and</li> <li>ii. meets the built form standards applicable to the Character Area Overlay within which it is located.</li> </ul>           b. Any application arising from this rule shall not be limited or publicly notified.              <u><b>c. This rule does not apply to:</b></u> <ul style="list-style-type: none"> <li><u><b>i. rear sites or those located on private lanes in the Beckenham Character Area.</b></u></li> </ul> </td> <td data-bbox="1629 323 1906 922">a. Character Area Overlay – 14.15.27</td> </tr> </tbody> </table> <p data-bbox="829 976 1346 1003">Add bold underlined text as shown above.</p> <p data-bbox="829 1049 1772 1117">"This rule does not apply to: rear sites or those located on private lanes in the Beckenham Character Area."</p> <p data-bbox="829 1162 1892 1336">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>		Location	Controlled activity	The matters over which Council reserves its control:	C1	Character Area Overlay	a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is: <ul style="list-style-type: none"> <li>i. less than 5 metres in height; and</li> <li>ii. meets the built form standards applicable to the Character Area Overlay within which it is located.</li> </ul> b. Any application arising from this rule shall not be limited or publicly notified.  <u><b>c. This rule does not apply to:</b></u> <ul style="list-style-type: none"> <li><u><b>i. rear sites or those located on private lanes in the Beckenham Character Area.</b></u></li> </ul>	a. Character Area Overlay – 14.15.27
	Location	Controlled activity	The matters over which Council reserves its control:									
C1	Character Area Overlay	a. The erection of new residential unit to the rear of an existing residential unit on the same site, where it is: <ul style="list-style-type: none"> <li>i. less than 5 metres in height; and</li> <li>ii. meets the built form standards applicable to the Character Area Overlay within which it is located.</li> </ul> b. Any application arising from this rule shall not be limited or publicly notified.  <u><b>c. This rule does not apply to:</b></u> <ul style="list-style-type: none"> <li><u><b>i. rear sites or those located on private lanes in the Beckenham Character Area.</b></u></li> </ul>	a. Character Area Overlay – 14.15.27									

769.4	PC14	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	Seek Amendment	<p>Amend as shown in bold underlined text below.</p> <table border="1" data-bbox="842 277 1915 1076"> <thead> <tr> <th data-bbox="842 277 932 404">Activity/Area</th> <th data-bbox="936 277 1612 404"></th> <th data-bbox="1617 277 1915 404">The Council's discretion should be limited to the following matters:</th> </tr> </thead> <tbody> <tr> <td data-bbox="842 407 932 1076">RD14</td> <td data-bbox="936 407 1612 1076">           Within a Character Area Overlay:            a. The demolition or removal of a building greater than <del>30m<sup>2</sup></del> <b><u>36m<sup>2</sup></u></b> 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<sup>2</sup> 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="1617 407 1915 1076">           Character Area Overlay - 14.15.27         </td> </tr> </tbody> </table> <p>Amend 30sqm to 36sqm</p>	Activity/Area		The Council's discretion should be limited to the following matters:	RD14	Within a Character Area Overlay: a. The demolition or removal of a building greater than <del>30m<sup>2</sup></del> <b><u>36m<sup>2</sup></u></b> 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 <sup>2</sup> 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 - 14.15.27
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769.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential	Seek Amendment	<p>Amend 14.5.4.6.3 to include text shown as bold and underlined</p> <p><b><u>Beckenham (Rear sites and those located on private lanes) - 7m</u></b></p>						

		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		<p><b>14.5.3.2.3 Building height</b></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 (<b>street frontage sites</b>), Therese, Piko and Evesham/Bewdley Character Areas</td> <td>5.5 metres</td> </tr> <tr> <td>v.</td> <td><b>Beckenham (rear sites and those located on private lanes)</b></td> <td><b>7 metres</b></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 ( <b>street frontage sites</b> ), Therese, Piko and Evesham/Bewdley Character Areas	5.5 metres	v.	<b>Beckenham (rear sites and those located on private lanes)</b>	<b>7 metres</b>
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769.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area- specific rules - Medium Density Residential Zone >	Seek Amendme nt	<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 rearboundary, <del>and shall include trees that will grow to a minimum height of 6–8 metres.</del></p>									

		14.5.3.2 - Area-specific built form standards > 14.5.3.2.6 - Landscaped areas for select areas														
769.7	PC14	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	Seek Amendment	<table border="1"> <thead> <tr> <th></th> <th>Setback</th> <th>Area and setback distance</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>Front</td> <td> <p>A. Within the Heaton, Ranfurly, Francis, Malvern, Massey, Severn, Ta Ryan, Dudley, Beckenham, Therese and Piko Character Areas:</p> <ol style="list-style-type: none"> <li>1. 8 metres,</li> <li>2. except that where any existing residential unit on the site was prior to 1945 and is to be relocated within the site, it can be located 6m from the front boundary.</li> </ol> <p><b><u>3. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.</u></b></p> </td> </tr> <tr> <td>ii.</td> <td>Side</td> <td> <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"> <li>1. 2 metres on one side and 3 metres on the other.</li> </ol> <p><b><u>2. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.</u></b></p> <p><b><u>3. This rule does not apply to single storey accessory buildings less than 30m<sup>2</sup> size located to the rear of sites</u></b></p> </td> </tr> <tr> <td>iii.</td> <td>Rear</td> <td> <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"> <li>1. 3 metres.</li> </ol> <p><b><u>2. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.</u></b></p> </td> </tr> </tbody> </table>		Setback	Area and setback distance	i.	Front	<p>A. Within the Heaton, Ranfurly, Francis, Malvern, Massey, Severn, Ta Ryan, Dudley, Beckenham, Therese and Piko Character Areas:</p> <ol style="list-style-type: none"> <li>1. 8 metres,</li> <li>2. except that where any existing residential unit on the site was prior to 1945 and is to be relocated within the site, it can be located 6m from the front boundary.</li> </ol> <p><b><u>3. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.</u></b></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"> <li>1. 2 metres on one side and 3 metres on the other.</li> </ol> <p><b><u>2. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.</u></b></p> <p><b><u>3. This rule does not apply to single storey accessory buildings less than 30m<sup>2</sup> size located to the rear of sites</u></b></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"> <li>1. 3 metres.</li> </ol> <p><b><u>2. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.</u></b></p>
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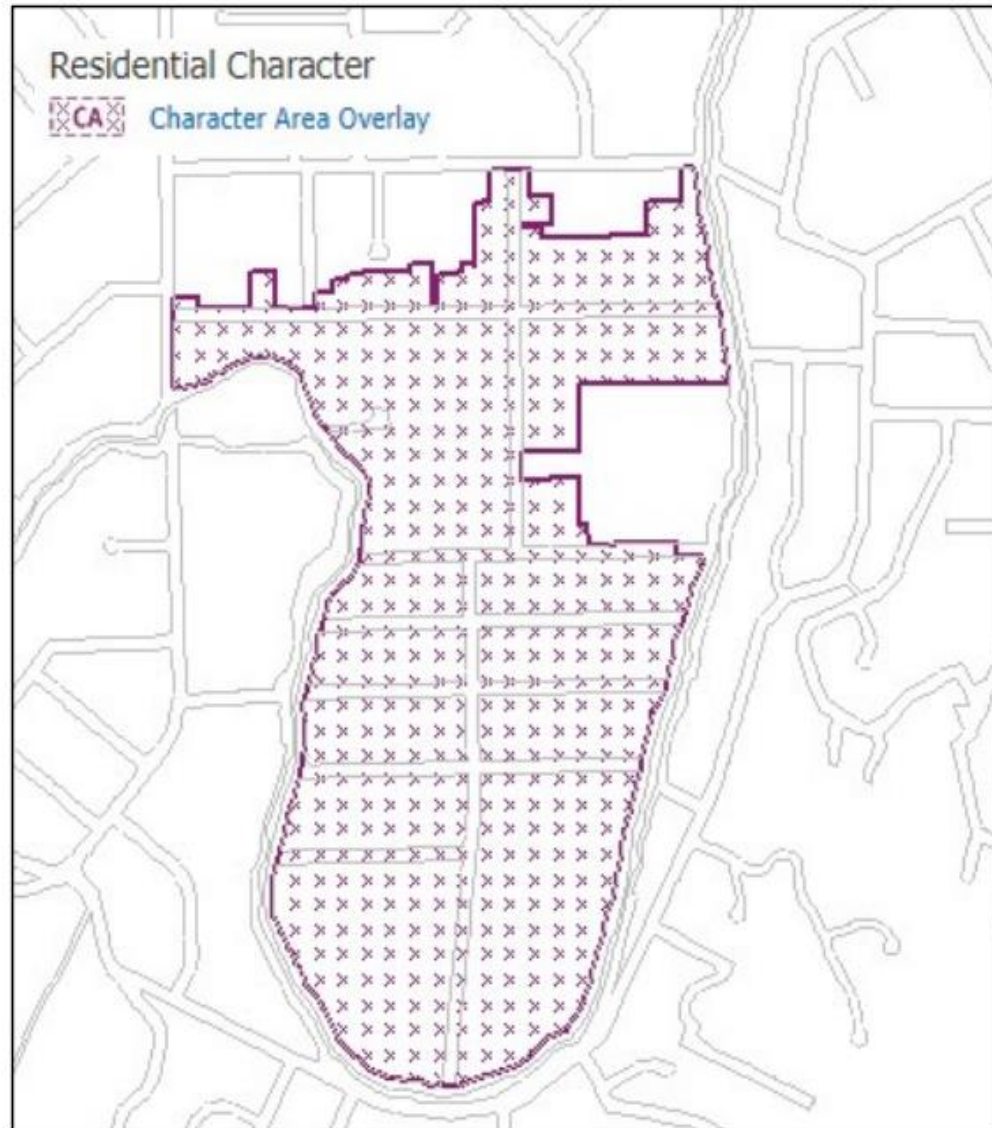
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769.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone > 14.5.3.2 - Area-specific built form standards > 14.5.3.2.13 - Garaging and carport building	Seek Amendment	<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><b>iii. This rule does not apply to rear sites or those located on private lanes in the Beckenham Character Area.</b></p>			



		location in character areas		
769.9	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	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].

## Residential Character

 Character Area Overlay



*Map 1: Extract from online planning map, operative District Plan, 12 May 2023, Christchurch City Council. Beckenham Character Area.*

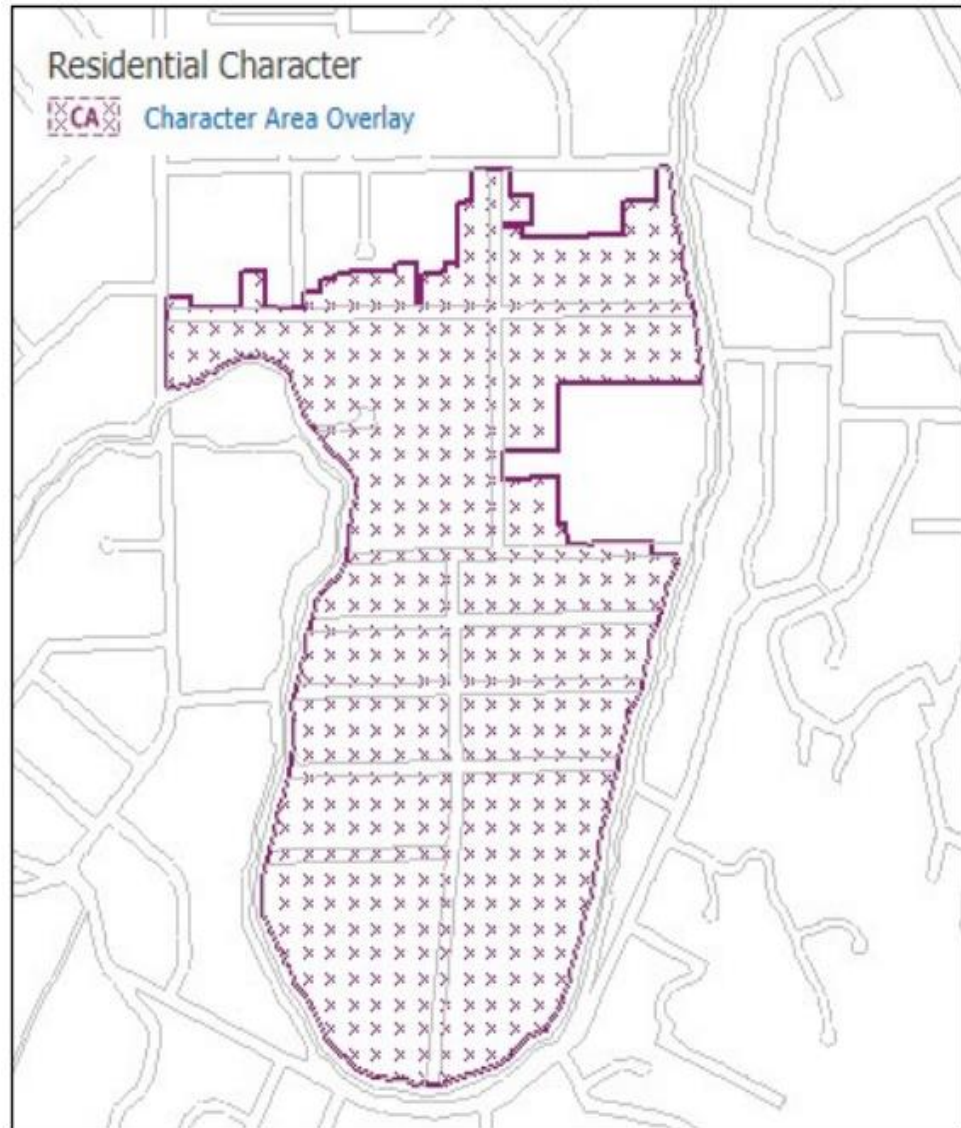


Map 2: Extract from pdf Planning Map 46, operative District Plan, 12 May 2023, Christchurch City Council. Beckenham Character Area.

769.10	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone	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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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.

## Robert Smillie

### Submitter 770

Original Submission No	Plan Change	Provision	Position	Decision Requested
770.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	[S]upport[s] the making of Ryan Street into a 'character' [area] and thereby give it some protections.
770.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone	Support	[S]upport[s] the making of Ryan Street into a 'character' [area] and thereby give it some protections.

## Sarah Griffin

### Submitter 771

Original Submission No	Plan Change	Provision	Position	Decision Requested
771.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[Limit HRZ to] an area which makes more sense, such as central Riccarton and the outskirts of the immediate city.
771.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Oppose	[That six storey buildings are not enabled]

## Robert Braithwaite

### Submitter 772

Original Submission No	Plan Change	Provision	Position	Decision Requested
772.1	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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> <ul style="list-style-type: none"><li>- 104 Bristol Street St Albans</li><li>- 108 Bristol Street St Albans</li></ul>
772.2	PC14	14 - Residential	Seek Amendment	<p>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.</p>
772.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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"><li>- retain the character, amenity and scale of this residential area and</li><li>- retain Sunlight Access to smaller lots</li></ul>



## Beckenham Neighbourhood Association Inc

### Submitter 773

Original Submission No	Plan Change	Provision	Position	Decision Requested
773.1	PC14	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	Support	[Supports] the proposed Qualifying Matter in relation to sunlight.
773.2	PC14	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	Support	[Retain Character Areas]
773.3	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	[Retain Character Areas]
773.4	PC14	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	Support	[Retain] the proposed Area-specific built form standards that apply to the Beckenham Character Area.
773.5	PC14	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	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 m <sup>2</sup> ) are sometimes larger than equivalent measurements on original character bungalows

				(at least in our area) whose general street scene these rules seek to protect.
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**Dru Hill**

**Submitter 774**

Original Submission No	Plan Change	Provision	Position	Decision Requested
774.1	PC14	15 - Commercial	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 <sup>2</sup> .
774.2	PC14	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	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 <sup>2</sup> .

**Brigitte Masse**

**Submitter 775**

Original Submission No	Plan Change	Provision	Position	Decision Requested
775.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Seeks to retain streets in Spreydon as Residential Suburban Density Transition Zone, as opposed to zoning them as Medium Residential Zone.

775.2	PC14	19 - Planning Maps > 19.10 - Any other zones	Oppose	Seeks to retain streets in Spreydon as Residential Suburban Density Transition Zone, as opposed to zoning them as Medium Residential Zone.
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**Rebecca Lord**

**Submitter 776**

Original Submission No	Plan Change	Provision	Position	Decision Requested
776.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	[S]eek[s] that the council does make Ryan Street a character area

**Lisa Winchester**

**Submitter 777**

Original Submission No	Plan Change	Provision	Position	Decision Requested
777.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Resource consent is still required and dwellings in suburbs should be limited to 2 storeys high. Losing valuable sunlight is a major concern.
777.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.

Mary O'Connor

Submitter 778

Original Submission No	Plan Change	Provision	Position	Decision Requested
778.1	PC14	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	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).
778.2	PC14	14 - Residential	Seek Amendment	Consider making the earthquake damage risk to dwellings a Qualifying Matter.
778.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Support	Consider making the earthquake damage risk to dwellings a Qualifying Matter.
778.4	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Support	[Supports] the [retention of the] sunlight Qualifying Matter.
778.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Support	[Supports] the [retention of the] sunlight Qualifying Matter.
778.6	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Seek Amendment	Would like to see a minimum size plot that three building of three storeys can be built on, that is also dependant on the shape of the plot.
778.7	PC14	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	Support	Fully support increasing the tree canopy.
778.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	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.
778.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	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.

### Glenda Duffell

#### Submitter 779

Original Submission No	Plan Change	Provision	Position	Decision Requested
779.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	[Oppose intensification in areas with liquefaction risk]
779.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Do not zone medium density zone for small cul de sacs and narrow streets.

### Josie Schroder

#### Submitter 780

Original Submission No	Plan Change	Provision	Position	Decision Requested
780.1	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.7 - Objective -- Well-functioning urban environment	Support	Retain Objective 3.3.7 as notified
780.2	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.8 - Objective - Urban growth, form and design	Support	Retain Objective 3.3.8 as notified.
780.3	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.10 - Objective - Natural and cultural environment	Support	Retain Objective 3.3.10 as notified.

780.4	PC14	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	Support	Retain the 6.1A Qualifying Matter: City Spine Transport Corridor, Low Public Transport Accessibility Area as notified.
780.5	PC14	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	Support	Retain 6.10A Low Public Transport Accessibility Area Qualifying Matter as notified.
780.6	PC14	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	Support	Retain 6.10A Sunlight Access Qualifying Matter as notified.
780.7	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.6 - Objective - Urban tree canopy cover	Support	Retain Objective 8.2.6 as notified.
780.8	PC14	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	Support	Retain Policy 8.2.6.1 as notified.
780.9	PC14	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	Support	Retain Policy 8.2.6.2 as notified.
780.10	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.7 - Management of increased building heights	Seek Amendment	Amend 14.2.3.7 to include reference to policy in title.
780.11	PC14	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	Support	Retain Policy 14.2.5.1 as notified.
780.12	PC14	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	Support	Retain Policy 14.2.5.2 as notified.

780.13	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.3 - Policy - Quality large scale developments	Support	Retain Policy 14.2.5.3 as notified.
780.14	PC14	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	Support	Retain Policy 14.2.5.4 as notified.
780.15	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.5 - Policy - Assessment of wind effects	Support	Retain Policy 14.2.5.5 as notified.
780.16	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Support	Retain the rules in 14.5 as notified.
780.17	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Support	Retain the rules in 14.6 as notified.
780.18	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion	Support	Retain 14.15 as notified.
780.19	PC14	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	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.
780.20	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes	Support	Retain Objective 15.2.4 as notified.
780.21	PC14	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	Support	Retain Policy 15.2.4.1 as notified.
780.22	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design	Support	Retain Policy 15.2.4.2 as notified.

		outcomes > 15.2.4.2 - Policy - Design of new development		
780.23	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone	Support	Retain the rules in 15.12 as notified.
780.24	PC14	15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame)	Support	Retain the rules in 15.13 as notified.

### Yves Denicourt

#### Submitter 781

Original Submission No	Plan Change	Provision	Position	Decision Requested
781.1	PC14	15 - Commercial > 15.5 - Rules – Local Centre Zone	Seek Amendment	The Barrington Local Centre should be limited to where there is existing infrastructure with the capability to support intensification.
781.2	PC14	15 - Commercial > 15.5 - Rules – Local Centre Zone	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).

### Karilyn Breed

#### Submitter 782

Original Submission No	Plan Change	Provision	Position	Decision Requested
782.1	PC14	20 - All of Plan	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.



Roman Shmakov

Submitter 783

Original Submission No	Plan Change	Provision	Position	Decision Requested
783.1	PC14	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	Support	[S]eek[s] that the Christchurch City Council retains the tree canopy cover and financial contribution policy outlined in Chapter 6.10A.
783.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] [S]eek[s] that the Christchurch City Council removes the details in Chapter 14 that enable this qualifying matter.
783.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[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.
783.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[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.
783.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	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).
783.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	Seek Amendment	[S]eek[s] that setbacks on the roadside side of section perimeters are removed to allow for perimeter block development.

783.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	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.
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Jessica Adams

Submitter 784

Original Submission No	Plan Change	Provision	Position	Decision Requested
784.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Rezone Prestons subdivision from MRZ to Residential Suburban Zone.
784.2	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	Add QM to take account of geology in relation to ground strength and liquefaction risk
784.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Seek Amendment	Add QM to take account of geology in relation to ground strength and liquefaction risk
784.4	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.5 - Objective - Earthworks health and safety > 8.2.5.2 - Policy - Nuisance	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.
784.5	PC14	3 - Strategic Directions > 3.1 - Introduction	Oppose	re 3.1.b.v.A - oppose immediate intensification
784.6	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.4 - Objective -	Oppose	[Seeks] that the Council review this policy to ensure that adverse effects on people, property and the natural environment are not permitted.

		Earthworks > 8.2.4.2 - Policy - Repair of earthquake damaged land		
784.7	PC14	14 - Residential	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.
784.8	PC14	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	Oppose	[Seeks] that the Council review this policy to ensure that adverse effects on people, property and the natural environment are not permitted.
784.9	PC14	19 - Planning Maps > 19.10 - Any other zones	Oppose	Rezone Prestons subdivision from MRZ to Residential Suburban Zone.

Vanessa Wells

Submitter 785

Original Submission No	Plan Change	Provision	Position	Decision Requested
785.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
785.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Rezone area from Main North Road south east to medium density housing.

## Marta Scott

### Submitter 786

Original Submission No	Plan Change	Provision	Position	Decision Requested
786.1	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	[That] recession planes ...consider the slope of the land (on the Port Hills).
786.2	PC14	20 - All of Plan	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.
786.3	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion	Seek Amendment	[Consider additional assessment matters: impacts on existing retaining walls + types of vegetation at boundaries]

## Peter Heffernan

### Submitter 787

Original Submission No	Plan Change	Provision	Position	Decision Requested
787.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Delete high density zoning for Halliwell Avenue, Papanui

Marc Duff

Submitter 788

Original Submission No	Plan Change	Provision	Position	Decision Requested
788.1	PC14	6 - General Rules and Procedures	Seek Amendment	Create a Qualifying Matter confining high density within 10km from the Centre of Christchurch.
788.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	(Seeks that) High Density can not extend more than 10km from the Centre of Christchurch
788.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Remove HRZ from area surrounding Ravensdown Hornby a Fertiliser factory
788.4	PC14	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	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.
788.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Seek Amendment	Hornby should be exempt from the Tree Levy and Developers should be made to ensure density developments have a 20% tree canopy cover.
788.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Seek Amendment	Hornby should be exempt from the Tree Levy and Developers should be made to ensure density developments have a 20% tree canopy cover.
788.7	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Remove High Residential Zoning from areas adjacent to schools.
788.8	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Support	Supports MRZ zoning in Hornby.  Change HRZ to MRZ zoning.
788.9	PC14	19 - Planning Maps > 19.10 - Any other zones	Oppose	Remove HRZ from area surrounding Ravensdown Hornby a Fertiliser factory

788.10	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Supports MRZ zoning in Hornby.  Change HRZ to MRZ zoning.
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## Eric Woods

### Submitter 789

Original Submission No	Plan Change	Provision	Position	Decision Requested
789.1	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables > 14.4.1.1 - Permitted activities	Seek Amendment	Decrease the net floor area requirements of these homes (P4 & P5) such as minor dwellings (e.g. by 33%).
789.2	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.5 - Outdoor living space	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.
789.3	PC14	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	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).
789.4	PC14	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	Seek Amendment	Reduce building height to a max of 5m IF there are 3 dwellings per 450sqm site.
789.5	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and	Seek Amendment	To enable the option for outdoor living spaces to be shared or partially shared with neighbouring

		Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.5 - Outdoor living space		dwelling. Or at least a portion of outdoor living spaces should be able to be satisfied by shared greenspaces.
789.6	PC14	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	Seek Amendment	Reduce the minimum road boundary building setback from typically 4.5m to the MDRS Front yard minimum of 1.5m (height at that point is governed by the recession plane).
789.7	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.1 - Qualifying standards	Seek Amendment	permit Qualifying Sites to be located in ANY Residential Suburban zone, (not just the Residential Suburban Density Transition Zone).
789.8	PC14	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	Seek Amendment	Amend 14.13.4.5. and decrease the net floor area requirements of tiny homes (e.g. by 33%).
789.9	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.7 - Outdoor living space	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.
789.10	PC14	19 - Planning Maps > 19.4 - QM - Low PT	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.
789.11	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Rezone the area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" [instead of Residential Suburban]
789.12	PC14	19 - Planning Maps > 19.4 - QM - Low PT	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.

789.13	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Rezone the Residential Suburban portion of Keyes Road, to “Medium Density Residential Zone
789.14	PC14	19 - Planning Maps > 19.10 - Any other zones	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	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	rezone the Residential Suburban portion of Keyes Road, to “Medium Density Residential Zone”
789.16	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	rezone the area from 157 to 193 Wainoni Road (and further afield), to “Medium Density Residential Zone” [instead of Residential Suburban]
789.17	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	rezone this area from 157 to 193 Wainoni Road (and further afield), to “Medium Density Residential Zone” [instead o Residential Suburban]

**Jade McFarlane**

**Submitter 790**

Original Submission No	Plan Change	Provision	Position	Decision Requested
790.1	PC14	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	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.



790.2	PC14	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	Seek Amendment	Council must attempt to plant trees using this money in the immediate vicinity of the new development (within 50m).
790.3	PC14	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	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.
790.4	PC14	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	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%.

Marie Dysart

Submitter 791

Original Submission No	Plan Change	Provision	Position	Decision Requested
791.1	PC14	20 - All of Plan	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 imposition of limitations by

				allowing for “Qualifying Matters” as proposed by the Christchurch City Council (CCC) in Plan Change 14 (“PC 14”) to the Christchurch City Plan.
791.2	PC14	19 - Planning Maps > 19.9 - Any other QMs	Support	Support QM- Direct Sunlight Access
791.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	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
791.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	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.
791.5	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	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.
791.6	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	Support QM- Character area over the Beckenham Loop (Tennyson Street, Heathcote River, Colombo Street).
791.7	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	Support QM- Character area over the Beckenham Loop expanded area (Tennyson Street, Heathcote River, Colombo Street).

## Carmel Woods

### Submitter 792

Original Submission No	Plan Change	Provision	Position	Decision Requested
792.1	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables > 14.4.1.1 - Permitted activities	Seek Amendment	Reduce the net floor area requirements of homes by 33%
792.2	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.5 - Outdoor living space	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.
792.3	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables > 14.4.1.1 - Permitted activities	Seek Amendment	Seeks that permitted activity standards allow for up to 3 dwellings per 450sqm site in the Residential Suburban Zone.
792.4	PC14	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	Seek Amendment	Seek that the maximum building height is reduced to 5 meters if there are three dwellings per 450 square meter site
792.5	PC14	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	Seek Amendment	Seek that the minimum building setback from the road boundary is reduced from 4.5m to 1.5m.

792.6	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism	Seek Amendment	Seek that the location of Qualifying Sites for EDMs should be permitted in any Residential Suburban zone, not just the Residential Suburban Density Transition Zone.
792.7	PC14	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	Seek Amendment	Seek that the net floor area requirements of Enhanced Development Mechanism homes are reduced by 33%.
792.8	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.7 - Outdoor living space	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.
792.9	PC14	19 - Planning Maps > 19.4 - QM - Low PT	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.
792.10	PC14	19 - Planning Maps > 19.6 - QM - Any Coastal Hazard	Oppose	Oppose the Tsunami Management Area QM from 157 to 193 Wainoni Road, and the surrounding area.
792.11	PC14	19 - Planning Maps > 19.10 - Any other zones	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	PC14	19 - Planning Maps > 19.10 - Any other zones	Oppose	Oppose Residential Suburban Zone as it applies to 135 to 185 Wainoni Road. Seek that it be zoned MRZ.
792.13	PC14	19 - Planning Maps > 19.9 - Any other QMs	Oppose	Oppose the Waterbody Setback QM as it applies to 135 to 185 Wainoni Road.
792.14	PC14	19 - Planning Maps > 19.10 - Any other zones	Oppose	Oppose Residential Suburban Zone as it applies to 100 to 300 Wainoni Road.
792.15	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Oppose the Low Public Transport QM on Keyes Road, and ideally other roads with regular bus stops to the central city.

792.16	PC14	19 - Planning Maps > 19.6 - QM - Any Coastal Hazard	Oppose	Oppose the Tsunami Management Area QM for Keyes Road.
792.17	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Oppose Residential Suburban Zone as it applies to 135 to 185 Wainoni Road. Seek that it be zoned MRZ.
792.18	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.

**Fiona Bennetts**

**Submitter 793**

Original Submission No	Plan Change	Provision	Position	Decision Requested
793.1	PC14	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	Support	[Retain protections for tree canopy]
793.2	PC14	7 - Transport > 7.5 - Appendices > 7.5.2 - Appendix 7.5.2 Cycle parking facilities	Seek Amendment	[That buildings are required] to provide secure facilities to store micro-mobility devices
793.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Support	[Retain height limit]
793.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Support	[Retain height limit]
793.5	PC14	20 - All of Plan	Seek Amendment	Please ensure there 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	PC14	20 - All of Plan	Seek Amendment	[Improve transport systems]

**Greg Partridge**

**Submitter 794**

Original Submission No	Plan Change	Provision	Position	Decision Requested
794.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	South Richmond should be exempt from the Housing Intensification [Plan Change].
794.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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>
794.3	PC14	5 - Natural Hazards > 5.2 - Objectives and Policies > 5.2.1 - Natural hazards objective > 5.2.1.1 - Objective - Natural hazards	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</p>

				Greendale Fault ruptures again) means it would be foolhardy of the Council to allow increased intensification to proceed in this part of the city.
794.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.
794.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	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.
794.6	PC14	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	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.
794.7	PC14	19 - Planning Maps	Seek Amendment	South Richmond should be exempt from the Housing Intensification [Plan Change].
794.8	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	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</p>

				of the Council to allow increased intensification to proceed in this part of the city.
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**Andrew Stevenson**

**Submitter 795**

Original Submission No	Plan Change	Provision	Position	Decision Requested
795.1	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables > 14.4.1.1 - Permitted activities	Seek Amendment	[T]o eliminate the net floor area requirements of homes such as minor dwellings.
795.2	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.5 - Outdoor living space	Seek Amendment	[A]llow for outdoor living spaces to be shared or partially shared with neighboring dwellings.
795.3	PC14	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	Seek Amendment	[R]econsider the current approach of keeping Residential Suburban Zone density of homes essentially unchanged
795.4	PC14	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	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).



795.5	PC14	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	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 therecession plane.
795.6	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.1 - Qualifying standards > 14.13.1.1 - Zoning qualifying standards	Seek Amendment	[A]llow Qualifying Sites not only in Residential Suburban Density Transition Zone, butalso in any Residential Suburban Zone.
795.7	PC14	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	Oppose	[E]liminate the net floor area requirements of EDM homes.
795.8	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.7 - Outdoor living space	Seek Amendment	[A]llow for outdoor living spaces to be shared or partially shared withneighboring dwellings.
795.9	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Seek Amendment	[R]econsider the Qualifying Matter of "Low Public Transport Accessibility Area" in the areaof 100 to 193 Wainoni Road and beyond, and Keyes Road and beyond, or on all roads with regular bus stops to the central city.
795.10	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[T]hat CCC rezone the area from 157 to 193 Wainoni Road, including the surroundingregion, to a "Medium Density Residential Zone" [ <i>from Residential Suburban Zone</i> ].
795.11	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[T]hat CCC consider rezoning the area from 135 to 185 Wainoni Road and beyondto a "Medium Density Residential Zone".

795.12	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[T]hat CCC rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone".
795.14	PC14	19 - Planning Maps > 19.10 - Any other zones	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> .
795.15	PC14	19 - Planning Maps > 19.10 - Any other zones	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	PC14	19 - Planning Maps > 19.10 - Any other zones	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	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[R]ezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone".

### Justin Woods

### Submitter 796

Original Submission No	Plan Change	Provision	Position	Decision Requested
796.1	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables > 14.4.1.1 - Permitted activities	Seek Amendment	[T]o eliminate or drastically reduce the net floor area requirements of homes such as minor dwellings

796.2	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.1 - Site density	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).
796.3	PC14	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	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.
796.4	PC14	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	Seek Amendment	[A]dopt the MDRS Front yard minimum of 1.5m, replacing the current minimum road boundary building setback of 4.5m.
796.5	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.1 - Qualifying standards > 14.13.1.1 - Zoning qualifying standards	Seek Amendment	[P]ermit Qualifying Sites to not just the Residential Suburban Density Transition Zone, but also be ANY Residential Suburban zone.
796.6	PC14	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	Seek Amendment	[E]liminate or drastically reduce the net floor area requirements of Enhanced Development Mechanism homes.
796.7	PC14	19 - Planning Maps > 19.4 - QM - Low PT	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.

796.8	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[R]ezone this area from 135 to 185 Wainoni Road (and further afield), to “Medium Density Residential Zone” <i>[from Residential Suburban Zone]</i> .
796.9	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[R]ezone this area from 135 to 185 Wainoni Road (and further afield), to “Medium Density Residential Zone” <i>[from Residential Suburban Zone]</i> .
796.10	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[R]ezone from ~100 to ~300 Wainoni Road (and further afield) to “Medium Density Residential Zone” <i>[from Residential Suburban Zone]</i> .
796.11	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[R]ezone the Residential Suburban portion of Keyes Road, to “Medium Density Residential Zone”
796.12	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[R]ezone this area from 135 to 185 Wainoni Road (and further afield), to “Medium Density Residential Zone” <i>[from Residential Suburban Zone]</i> .
796.13	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[R]ezone this area from 135 to 185 Wainoni Road (and further afield), to “Medium Density Residential Zone” <i>[from Residential Suburban Zone]</i> .
796.14	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[R]ezone 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	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[R]ezone the Residential Suburban portion of Keyes Road, to “Medium Density Residential Zone” <i>[from Residential Suburban zone]</i> .
796.16	PC14	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	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.

Zsuzsanna Hajnal

Submitter 797

Original Submission No	Plan Change	Provision	Position	Decision Requested
797.1	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables > 14.4.1.1 - Permitted activities	Seek Amendment	[D]ecrease the net floor area requirements of these homes (e.g. by 33%).
797.2	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.5 - Outdoor living space	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.
797.3	PC14	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	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.
797.4	PC14	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	Seek Amendment	[L]imit building height to a maximum of 5m for areas with 3 dwellings per 450sqm site.
797.5	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density	Seek Amendment	[D]ecrease the minimum distance between the road boundary and buildings from 4.5m to 1.5m.

		Transition Zone > 14.4.2 - Built form standards > 14.4.2.9 - Road boundary building setback		
797.6	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.1 - Qualifying standards > 14.13.1.1 - Zoning qualifying standards	Seek Amendment	[P]ermit EDM sites in any Residential Suburban zone, not just the Residential Suburban Density Transition Zone.
797.7	PC14	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	Seek Amendment	[D]ecrease the net floor area requirements of these EDM homes (e.g. by 33%).
797.8	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.7 - Outdoor living space	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.
797.9	PC14	19 - Planning Maps > 19.4 - QM - Low PT	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> .
797.10	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[R]ezone the area between 135 to 185 Wainoni Road, and beyond, to "Medium Density Residential Zone" <i>[from Residential Suburban Zone]</i> .
797.11	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[R]ezone this area from ~100 to ~300 Wainoni Road (and further afield), to "Medium Density Residential Zone".
797.13	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[R]ezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone"

797.14	PC14	19 - Planning Maps > 19.10 - Any other zones	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	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[R]ezezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone"
797.16	PC14	19 - Planning Maps > 19.10 - Any other zones	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> .

## Wolfbrook

### Submitter 798

Original Submission No	Plan Change	Provision	Position	Decision Requested
798.1	PC14	20 - All of Plan	Seek Amendment	Accept the provisions of PC14 that implement or go beyond the MDRS.
798.2	PC14	19 - Planning Maps > 19.9 - Any other QMs	Oppose	Delete the QM - Direct Sunlight Access from entire plan.
798.3	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Delete QM - Low public Transport from entire plan.
798.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.4 - Discretionary activities	Seek Amendment	Residential development is either a permitted or restricted discretionary activity. Not Discretionary.
798.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.4 - Discretionary activities	Seek Amendment	Residential development is either a permitted or restricted discretionary activity. Not Discretionary.
798.6	PC14	20 - All of Plan	Seek Amendment	redraft the residential activity notification preclusions and the rules framework in PC14 to implement Schedule 3A, clause 5 of the RMA.

798.7	PC14	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	Oppose	delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA
798.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Oppose	delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA
798.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Oppose	delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA
798.10	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Oppose	delete the financial contribution provisions, which may require up to 40% landscaping on a site in conflict with the MDRS and the RMA
798.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.13 - Service, storage, and waste management spaces	Seek Amendment	Washing line space should not be a dedicated area if a fold down system is proposed.
798.12	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.13 - Service, storage, and waste management spaces	Seek Amendment	Clarify Storage requirement



798.13	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.13 - Service, storage, and waste management spaces	Seek Amendment	Amend waste management space requirement to be more flexible for communal bin areas and waste management plans.
798.14	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.11 - Service, storage and waste management	Seek Amendment	Washing line space should not be a dedicated area if a fold down system is proposed.
798.15	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.11 - Service, storage and waste management	Seek Amendment	Clarify Storage requirement
798.16	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.11 - Service, storage and waste management	Seek Amendment	Amend waste management space requirement to be more flexible for communal bin areas and waste management plans.
798.17	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.14 - Garaging and carport location	Seek Amendment	Amend to control garaging on the street facing boundary only as that is the primary view.
798.18	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.15 - Garaging and carport building location	Seek Amendment	Amend to control garaging on the street facing boundary only as that is the primary view.
798.19	PC14	20 - All of Plan	Seek Amendment	The Plan should be amended to use clear and concise language.
798.20	PC14	20 - All of Plan	Seek Amendment	Seeks that council apply to the Environment Court for the MDRSpermitted activity rules to have immediate legal

				effect as provided for by section 86D of the RMA, excluding Qualifying Matter areas, other than the Sunlight Access and Public Transport Accessibility Restriction Qualifying Matters (which have no statutory or evidential merit). The relief sought above is consistent with Objective 6 of the NPS-UD regarding strategic and responsive planning and will ensure that Christchurch is on a level playing field with all other Tier 1 councils.
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## Benjamin Love

### Submitter 799

Original Submission No	Plan Change	Provision	Position	Decision Requested
799.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Oppose	[That Residential Character Areas are removed]
799.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[That Residential Character Areas are removed]
799.3	PC14	20 - All of Plan	Seek Amendment	[That intensification is enabled in] more of the wider city
799.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Support	[That provisions enabling intensification are retained]
799.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Support	[That provisions enabling intensification are retained]
799.6	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone	Support	[Retain provisions that enable mixed uses]
799.7	PC14	20 - All of Plan	Seek Amendment	Transit Orientated Development should be implemented at every station across the entire

				[transit corridor proposed by the Greater Christchurch Partnership].
799.8	PC14	20 - All of Plan	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	PC14	20 - All of Plan	Seek Amendment	Larger areas should bedesigned and redeveloped together...instead of small lots being individually developed.
799.10	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone	Support	[Retain provisions that enable mixed uses]
799.11	PC14	15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame)	Support	[Retain provisions that enable mixed uses]
799.12	PC14	20 - All of Plan	Seek Amendment	[That mixed uses are enabled across more areas]

### Ramon Gelonch Roca

#### Submitter 800

Original Submission No	Plan Change	Provision	Position	Decision Requested
800.1	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables > 14.4.1.1 - Permitted activities	Seek Amendment	Eliminate the net floor area requirements of homes in order to align with the MDRS, which has no such restrictions.
800.2	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.1 - Site density	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.

800.3	PC14	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	Seek Amendment	Allow for outdoor living spaces to be shared or partially shared with neighboring dwellings.
800.4	PC14	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	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).
800.5	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.1 - Qualifying standards > 14.13.1.1 - Zoning qualifying standards	Seek Amendment	Allow Qualifying Sites to include any Residential Suburban Zone, not only in Residential Suburban Density Transition Zone.
800.6	PC14	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	Seek Amendment	Eliminate the net floor area requirements of EDM homes in order to align with the MDRS, which has no such restrictions.
800.7	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.7 - Outdoor living space	Seek Amendment	Allow for outdoor living spaces to be shared or partially shared with neighboring dwellings.
800.8	PC14	19 - Planning Maps > 19.4 - QM - Low PT	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.
800.9	PC14	19 - Planning Maps > 19.10 - Any other zones	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> .

800.10	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Rezone the area from 135 to 185 Wainoni Road and beyond to "Medium Density Residential Zone" <i>[from Residential Suburban Zone]</i> .
800.12	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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> .
800.14	PC14	19 - Planning Maps > 19.10 - Any other zones	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>
800.15	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone"
800.16	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone"

Jean Turner

Submitter 801

Original Submission No	Plan Change	Provision	Position	Decision Requested
801.1	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables > 14.4.1.1 - Permitted activities	Seek Amendment	[E]liminate the net floor area requirements of these homes, or at least decrease them by at least 33%.

801.2	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.5 - Outdoor living space	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.
801.3	PC14	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	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.
801.4	PC14	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	Seek Amendment	[P]ermit 3 dwellings per 450sqm site, but also limit their building height to a maximum of 5m.
801.5	PC14	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	Seek Amendment	[S]et the minimum distance between the road boundary and buildings to 1.5m
801.6	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.1 - Qualifying standards > 14.13.1.1 - Zoning qualifying standards	Seek Amendment	[P]ermit Qualifying Sites to be located in ANY Residential Suburban zone, (not just the Residential Suburban Density Transition Zone)
801.7	PC14	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	Seek Amendment	[E]liminate the net floor area requirements of these homes, or at least decrease them by at least 33%.
801.8	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.7 - Outdoor living space	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.

801.9	PC14	19 - Planning Maps > 19.4 - QM - Low PT	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.
801.10	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[R]ezone the area from 157 to 193 Wainoni Road, and the surrounding area, to "Medium Density Residential Zone"
801.11	PC14	19 - Planning Maps > 19.10 - Any other zones	Oppose	[R]ezone the area from 157 to 193 Wainoni Road, and the surrounding area, to "Medium Density Residential Zone"
801.12	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[R]ezone the area between 135 to 185 Wainoni Road, and beyond, to "Medium Density Residential Zone".
801.13	PC14	19 - Planning Maps > 19.10 - Any other zones	Oppose	[R]ezone the area between 135 to 185 Wainoni Road, and beyond, to "Medium Density Residential Zone"
801.14	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[R]ezone area with 800 metres of Pak n Save Wainoni, to "Medium Density Residential Zone"
801.15	PC14	19 - Planning Maps > 19.4 - QM - Low PT	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.
801.16	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[R]ezone the Residential Suburban section of Keyes Road to "Medium Density Residential Zone."

Anita Moir

Submitter 802

Original Submission No	Plan Change	Provision	Position	Decision Requested
802.1	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables > 14.4.1.1 - Permitted activities	Seek Amendment	[D]ecrease the net floor area requirements of these homes such as minor dwellings (e.g. by 33%).
802.2	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.5 - Outdoor living space	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.
802.3	PC14	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	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).
802.4	PC14	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	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).
802.5	PC14	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	Seek Amendment	[R]educe the minimum road boundary building setback from typically 4.5m to the MDRS Front yard minimum of 1.5m
802.6	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.1 -	Seek Amendment	[P]ermit Qualifying Sites to be located in ANY Residential Suburban zone, (not just the Residential Suburban Density Transition Zone).



		Qualifying standards > 14.13.1.1 - Zoning qualifying standards		
802.7	PC14	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	Seek Amendment	[D]ecrease the net floor area requirements of these homes (e.g. by 33%).
802.8	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.7 - Outdoor living space	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.
802.9	PC14	19 - Planning Maps > 19.4 - QM - Low PT	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.
802.10	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[R]ezezone this area from 157 to 193 Wainoni Road (and further afield), to “Medium Density Residential Zone” b
802.11	PC14	19 - Planning Maps > 19.10 - Any other zones	Oppose	[R]ezezone this area from 157 to 193 Wainoni Road (and further afield), to “Medium Density Residential Zone”.
802.12	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[R]ezezone this area from 135 to 185 Wainoni Road (and further afield), to “Medium Density Residential Zone”
802.13	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[R]ezezone this area from ~100 to ~300 Wainoni Road (and further afield), to “Medium Density Residential Zone”.
802.14	PC14	19 - Planning Maps > 19.10 - Any other zones	Oppose	[R]ezezone this area from ~100 to ~300 Wainoni Road (and further afield), to “Medium Density Residential Zone”.
802.15	PC14	19 - Planning Maps > 19.4 - QM - Low PT	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.
802.16	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[R]ezone the Residential Suburban portion of Keyes Road, to “Medium Density Residential Zone”
802.17	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[R]ezone the Residential Suburban portion of Keyes Road, to “Medium Density Residential Zone”

## Tamsin Woods

### Submitter 803

Original Submission No	Plan Change	Provision	Position	Decision Requested
803.1	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables > 14.4.1.1 - Permitted activities	Seek Amendment	[P2] - [E]liminate or drastically reduce the net floor area requirements of homes such as minor dwellings.
803.2	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.5 - Outdoor living space	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.
803.3	PC14	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	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).
803.4	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and	Seek Amendment	[A]dd a provision that IF there are 3 dwellings per 450sqm site (which should also be introduced in

		Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.3 - Building height		combination with this), then they have to reduce building height to a max of 5m.
803.5	PC14	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	Seek Amendment	[A]dopt the MDRS Front yard minimum of 1.5m, replacing the current minimum roadboundary building setback of 4.5m.
803.6	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.1 - Qualifying standards > 14.13.1.1 - Zoning qualifying standards	Seek Amendment	[P]ermit Qualifying Sites [in] ANY Residential Suburban zone, not just the Residential Suburban Density Transition Zone
803.7	PC14	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	Seek Amendment	[E]liminate or drastically reduce the net floor area requirements of Enhanced Development Mechanism homes.
803.8	PC14	14 - Residential > 14.13 - Rules - Enhanced Development Mechanism > 14.13.3 - Built form standards > 14.13.3.7 - Outdoor living space	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.
803.9	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Seek Amendment	[R]emove the Qualifying Matter of “Low Public Transport Accessibility Area” on all roadson regular bus stops to the central city, including from 100 to 193 Wainoni Road (and further afield).
803.10	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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] “MediumDensity Residential Zone” [instead of Residential Suburban]
803.11	PC14	19 - Planning Maps > 19.10 - Any other zones	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 Residential Zone” [instead of Residential Suburban]
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## Waihoru Spreydon-Cashmere-Heathcote Community Board

### Submitter 804

Original Submission No	Plan Change	Provision	Position	Decision Requested
804.1	PC14	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	Support	<p>[S]upports the qualifying matters in the proposal and in particular the following are of local interest in Waihoru Spreydon-Cashmere-Heathcote:</p> <ul style="list-style-type: none"> <li>• Matters of national importance (RMA s6) – Outstanding and significant natural features</li> </ul>
804.2	PC14	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	Support	<p>[S]upports the qualifying matters in the proposal and in particular the following are of local interest in Waihoru Spreydon-Cashmere-Heathcote:</p> <ul style="list-style-type: none"> <li>• Matters of national importance (RMA s6) – ... slope hazard areas...</li> </ul>
804.3	PC14	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	Support	<p>The Community Board supports the qualifying matters in the proposal and in particular the following are of local interest in Waihoru Spreydon-Cashmere-Heathcote:</p> <ul style="list-style-type: none"> <li>• Matters of national importance (RMA s6) – ...coastal erosion and coastal inundations areas...</li> </ul>

804.4	PC14	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	Support	<p>The Community Board supports the qualifying matters in the proposal and in particular the following are of local interest in Waihoru Spreydon-Cashmere-Heathcote:</p> <ul style="list-style-type: none"> <li>• ...</li> <li>• Residential Character areas...</li> </ul>
804.5	PC14	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	Support	<p>The Community Board supports the qualifying matters in the proposal and in particular the following are of local interest in Waihoru Spreydon-Cashmere-Heathcote:</p> <ul style="list-style-type: none"> <li>• ...</li> <li>• Sunlight access...</li> </ul> <p>[S]trongly supports the changes regarding sunlight access.</p>
804.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	[Regarding the Low Public Transport Accessibility Qualifying Matter, seeks that] the bus frequency shifted from 15 minutes to 30 minutes.
804.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	[C]oncerned that infrastructure is suitable for increased density, and support the public transport accessibility restriction, especially across the Port Hills.
804.8	PC14	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	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.

804.9	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	[S]upports the inclusion of the new character areas in Roker St, Spreydon and Bewdley and Evesham Crescenton Barrington.
804.10	PC14	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	Support	[S]upports the inclusion of financial contributions for the replacement or new planting of trees, and would like to see the planting happen in the local areas where the intensification development is taking place.

### Waka Kotahi (NZ Transport Agency)

#### Submitter 805

Original Submission No	Plan Change	Provision	Position	Decision Requested
805.1	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	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).
805.2	PC14	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	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).
805.3	PC14	15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame) > 15.13.2 - Built form standards - Central City Mixed Use	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

		Zone (South Frame) > 15.13.2.1 - Building height		(32m in the immediate surrounds, then 20m thereafter).
805.4	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[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	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[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.
805.6	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Oppose	That the designated Character Areas are reduced in extent.
805.7	PC14	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	Oppose	Delete the City Spine Transport Corridor Qualifying Matter.
805.8	PC14	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	Oppose	Delete the City Spine Transport Corridor Qualifying Matter.

805.9	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.1 - Residential design principles	Oppose	Delete the City Spine Transport Corridor Qualifying Matter.
805.10	PC14	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	Oppose	Delete the City Spine Transport Corridor Qualifying Matter.
805.11	PC14	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	Oppose	Delete the City Spine Transport Corridor Qualifying Matter.
805.12	PC14	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	Oppose	Delete the City Spine Transport Corridor Qualifying Matter.
805.13	PC14	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	Oppose	Delete the City Spine Transport Corridor Qualifying Matter.
805.14	PC14	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	Oppose	Delete the City Spine Transport Corridor Qualifying Matter.
805.15	PC14	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	Oppose	Delete the City Spine Transport Corridor Qualifying Matter.



		- Qualifying Matter City Spine Transport Corridor		
805.16	PC14	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	Oppose	Delete the City Spine Transport Corridor Qualifying Matter.
805.17	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14.
805.18	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14.
805.19	PC14	14 - Residential > 14.3 - How to interpret and apply the rules	Oppose	Delete the Low Public Transport Accessibility Area overlay in the planning maps and reference to this qualifying matter in Chapter 14.
805.20	PC14	19 - Planning Maps > 19.9 - Any other QMs	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.
805.21	PC14	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	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.
805.22	PC14	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	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.
805.23	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence

				Area to the appropriate zoning required under the MDRS.
805.24	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.
805.25	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.
805.26	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.
805.27	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.
805.28	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.1 - Activity status table > 14.12.1.3 - Restricted discretionary activities	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.
805.29	PC14	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	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.
805.30	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.7 - Rules - Activities near infrastructure > 6.1.7.1 - Activity status	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.

		tables > 6.1.7.1.3 - Restricted Discretionary Activities		
805.31	PC14	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	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.
805.32	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.8 - Objective - Urban growth, form and design	Support	[S]upports the proposed objective [and seeks to] [r]etain as notified.
805.33	PC14	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	Seek Amendment	Amend the policy as follows:  xi. incorporate measures to promote opportunities for safe and efficient travel other than by private vehicles.
805.34	PC14	7 - Transport > 7.4 - Rules - Transport > 7.4.4 - Rules - Matters of control and discretion > 7.4.4.27 - Pedestrian access	Support	[S]upports the matters of discretion [and seeks to] [r]etain as notified.
805.35	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.1 - Policy - Housing distribution and density	Support	Retain as notified.
805.36	PC14	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	Support	Retain noise provisions as per PC5E.
805.37	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.2 - Policy - High density location	Seek Amendment	Increase the walkable catchment to 1500m.
805.38	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Increase the walkable catchment to 1500m.

805.39	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Oppose	<p>Opposes provision that restricts demolition of existing buildings, located within proposed Residential Character Areas.</p> <p>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.</p>
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### Te Tāhuhu o te Mātaranga (Ministry of Education)

#### Submitter 806

Original Submission No	Plan Change	Provision	Position	Decision Requested
806.1	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Support	[Regarding definition of habitable room] Retain as drafted
806.2	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.7 - Objective -- Well-functioning urban environment	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>
806.3	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.8 - Objective - Urban growth, form and design	Seek Amendment	<p>[Regarding objective 3.3.78]</p> <p>[Add] a, xi. Provides for educational facilities throughout the districts to support community and development.</p>

806.4	PC14	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	Seek Amendment	<p>[Regarding Policy 5.2.2.5.1]</p> <p>[Add] <b>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.</b></p>
806.5	PC14	5 - Natural Hazards > 5.2 - Objectives and Policies > 5.2.2 - Natural hazards	Support	[Regarding policy 5.2.2.5.2] Retain as drafted.

		policies > 5.2.2.5 - BLANK > 5.2.2.5.2 - Policy - Managing development within Qualifying Matter Tsunami Management Area		
806.6	PC14	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	Support	[Regarding 5.4A.2] Retain as drafted.
806.7	PC14	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	Support	[Regarding 5.4A.3] Retained as drafted
806.8	PC14	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	Support	[Regarding 5.4A.4] Retain as proposed.
806.9	PC14	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	Support	[Regarding 5.4A.5] Retain as proposed.
806.10	PC14	7 - Transport > 7.2 - Objectives and policies > 7.2.1 - Objective -	Support	Support Policy 7.2.1.9 as notified.

		Integrated transport system for Christchurch District > 7.2.1.9 - Policy - Pedestrian access		
806.11	PC14	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	Seek Amendment	Seek amendment to Policy 8.2.3.2:  Add wording to a. ( <i>new</i> )  ii>..... <u>and</u> ;  <u>iii. Is supported by additional infrastructure as defined by the National Policy Statement for Urban Development (NPS-UD).</u>
806.12	PC14	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	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>
806.13	PC14	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	Seek Amendment	RD5: Amend working of a. to read:  a. For schools <u>within <b>adjoining the</b></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
806.14	PC14	13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone > 13.6.4 - Rules - Specific Purpose (School) Zone > 13.6.4.2 - Built form	Seek Amendment	Seek amendment to the wording, to now read:  a. No part of any building shall project beyond a building envelope contained by:

		standards > 13.6.4.2.2 - Height in relation to boundary		<p><b>ii. sites adjoining the High Density Residential (both within and outside of Intensification or Residential Precincts):</b></p> <p><b>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.</b></p>
806.15	PC14	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	Oppose	Oppose the proposed provisions for landscaping as applied to Specific Purpose (School) Zones.
806.16	PC14	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	Support	Support proposed amended changes of provisions.
806.17	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.6 - Objective - Medium Density Residential Zone	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 <b>and development is supported by educational facilities.</b></p>
806.18	PC14	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	Support	RD30: Supports rule retained.



## Howard Pegram

### Submitter 807

Original Submission No	Plan Change	Provision	Position	Decision Requested
807.1	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	QM Direct Sunlight access be applied to entire city.
807.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Seek Amendment	QM Direct Sunlight access be applied to entire city.
807.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Remove blanket MDRS across the city.
807.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Remove blanket MDRS across the city.
807.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Amend maximum building height to 7m.
807.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Amend maximum building height to 7m.

## Josh Garmonsway

### Submitter 808

Original Submission No	Plan Change	Provision	Position	Decision Requested
808.1	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

		Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial contributions		
808.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Area Qualifying Matter] seek[s] that the council drop this qualifying matter.
808.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
808.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eek[s] that council enable 6 to 10 storeys for residential buildings near commercial centres.
808.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Submitter opposes the Sunlight Access qualifying matter
808.6	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[S]eek[s] that council enable 6 to 10 storeys for residential buildings near commercial centres.

## Scenic Hotel Group Limited

### Submitter 809

Original Submission No	Plan Change	Provision	Position	Decision Requested
809.1	PC14	20 - All of Plan	Support	[Seeks] that amendments are [made] to existing zones to enable the outcomes sought by PC14.
809.2	PC14	20 - All of Plan	Oppose	
809.3	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Rezoning 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.
809.4	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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). <i>[Including]</i> rezoning surrounding properties if this was considered necessary to assist the relief sought.

## Regulus Property Investments Limited

### Submitter 810

Original Submission No	Plan Change	Provision	Position	Decision Requested
810.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[That the property] located at 149 Waimairi Road and surrounding properties are rezoned to High Density Residential [instead of Medium Density Residential]
810.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[That the property] located at 149 Waimairi Road and surrounding properties are rezoned to High Density Residential [instead of Medium Density Residential]
810.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Reject, refuse, or otherwise decline the Qualifying Matters that do not align with that directed by the Central Government through the Amendment Act
810.4	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	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
810.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	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	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
810.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
810.9	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
810.10	PC14	15 - Commercial > 15.5 - Rules - Local Centre Zone	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
810.11	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
810.12	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
810.13	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres

810.14	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
810.15	PC14	15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame)	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	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
810.17	PC14	15 - Commercial > 15.5 - Rules – Local Centre Zone	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
810.18	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
810.19	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
810.20	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
810.21	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
810.22	PC14	15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame)	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity

James Barbour

Submitter 812

Original Submission No	Plan Change	Provision	Position	Decision Requested
812.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[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.
812.2	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	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.
812.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
812.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
812.5	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
812.6	PC14	15 - Commercial > 15.5 - Rules - Local Centre Zone	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
812.7	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone	Support	[Retain provisions that] support the intensification of urban form to provide for additional development

				capacity, particularly near the city and commercial centres
812.8	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
812.9	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
812.10	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone	Support	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres
812.11	PC14	15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame)	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	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
812.13	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
812.14	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
812.15	PC14	15 - Commercial > 15.5 - Rules - Local Centre Zone	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity
812.16	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone	Seek Amendment	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity

812.17	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone	Seek Amendment	[Remove any Qualifying Matters and provisionsthat do not support] the intensification of urban form to provide foradditional development capacity
812.18	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone	Seek Amendment	[Remove any Qualifying Matters and provisionsthat do not support] the intensification of urban form to provide foradditional development capacity
812.19	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone	Seek Amendment	[Remove any Qualifying Matters and provisionsthat do not support] the intensification of urban form to provide foradditional development capacity
812.20	PC14	15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame)	Seek Amendment	[Remove any Qualifying Matters and provisionsthat do not support] the intensification of urban form to provide foradditional development capacity

## Carter Group Limited

### Submitter 814

Original Submission No	Plan Change	Provision	Position	Decision Requested
814.1	PC14	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	Support	Retain 1.3.4.2 as notified.
814.2	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.1 - A	Oppose	Oppose the new definition of Accessory Building. Amend to original definition.
814.3	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.1 - A	Oppose	Oppose this definition of Alteration. Amend to original definition.
814.4	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.2 - B	Oppose	Oppose definition of Building. Amend to original definition.
814.5	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.2 - B	Oppose	Oppose definition of Building Base. Seek that it is deleted.



814.6	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.2 - B	Oppose	Oppose definition of Building Tower. Seek that it is deleted.
814.7	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.2 - B	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	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.2 - B	Seek Amendment	Amend Building Footprint definition to make clearer.
814.9	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.3 - C	Oppose	Oppose the definition for Contributory Building. Seek that this is deleted.
814.10	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.3 - C	Seek Amendment	Oppose new definition of Coverage. Seek that the original definition is retained.
814.11	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.4 - D	Oppose	Oppose definition of Defining Building. Seek that it is deleted.
814.12	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.4 - D	Seek Amendment	Oppose the new definition of Demolition. Seek that the original definition is retained.
814.13	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.4 - D	Support	Retain the definition for Development Site as notified.
814.14	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.4 - D	Seek Amendment	Oppose the new definition for Dripline. Seek that the original definition is retained.
814.15	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.6 - F	Oppose	Oppose the definition of Fine Grain. Seek that it is deleted.
814.16	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.7 - G	Seek Amendment	Oppose new definition of Ground level. Seek that the original definition is retained.
814.17	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.7 - G	Oppose	Oppose the definition of Gust Equivalent Mean (GEM). Seek that it is deleted.
814.18	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Oppose	Oppose definition of Habitable room. Seek that it is deleted.
814.19	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Oppose	Oppose definition of Heat island. Seek that it is deleted.
814.20	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Oppose	Oppose definition of Hedge. Seek that it is deleted.

814.21	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Seek Amendment	Oppose new definition of Height. Seek that original definition is retained.
814.22	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Seek Amendment	Oppose new definition of Heritage setting. Seek that the original definition is retained.
814.23	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Support	Retain the definition for Heritage Building Code works as notified.
814.24	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Oppose	Oppose definition of Human scale. Seek that this definition is deleted.
814.25	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.9 - I	Oppose	Oppose definition of Intrusive building or site. Seek that it is deleted.
814.26	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.14 - N	Oppose	Oppose definition for Neutral building or site. Seek that it is deleted.
814.27	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.15 - O	Support	Retain the definition of Outdoor living space as notified.
814.28	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.16 - P	Seek Amendment	Amend the definition of Pedestrian access as follows: A <del>dedicated pathway that provides a</del> Access forpedestrians from the street to a residential unit andto any parking area for that residential unit
814.29	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.16 - P	Oppose	Oppose the definition of Perimeter block development. Seek that it is deleted.
814.30	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.18 - R	Support	Retain the definition of Reconstruction as notified.
814.31	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.18 - R	Seek Amendment	Oppose the new definition of Relocation. Seek that the original definition is retained.
814.32	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.18 - R	Support	Retain the definition for Repairs as notified.
814.33	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.18 - R	Seek Amendment	Oppose new definition of Residential unit. Seek that the original definition is retained.
814.34	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.18 - R	Support	Retain the definition for Restoration as notified.
814.35	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.19 - S	Seek Amendment	Oppose the new definition of Site. Seek that the original definition is retained.

814.36	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.20 - T	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	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.20 - T	Oppose	Oppose the definition of Tree canopy cover. Seek that it is deleted.
814.38	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.20 - T	Oppose	Oppose the definition of Tree protection zone radius. Seek that it is deleted.
814.39	PC14	3 - Strategic Directions > 3.1 - Introduction	Support	Retain 3.1(v) as notified.
814.40	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.2 - Objective - Clarity of language and efficiency	Support	Retain Objective 3.3.2 as notified.
814.41	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.7 - Objective -- Well-functioning urban environment	Seek Amendment	Amend Objective 3.3.7 by deleting the text following the words 'into the future' as follows: 3.3.7 Objective – Well-functioning urban environment. A 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; i. Within commercial and residential zones... iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.
814.42	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.8 - Objective - Urban growth, form and design	Seek Amendment	Amend Objective 3.3.8(viii) as follows: viii. Has good <del>improves overall accessibility for 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</del>

814.43	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.10 - Objective - Natural and cultural environment	Oppose	Oppose Objective 3.3.10(ii) E. Seek that it is deleted.
814.44	PC14	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	Oppose	Oppose Policy 5.2.2.5.1. Seek that it is deleted.
814.45	PC14	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	Oppose	Oppose Policy 5.2.2.5.2. Seek that it is deleted.
814.46	PC14	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	Oppose	Oppose rules 5.4A. Seek that they are deleted.
814.47	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	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.
814.48	PC14	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	Oppose	Oppose 6.10A.1 and delete all of the financial contributions draft provisions in their entirety.
814.49	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of	Oppose	Oppose 6.10A.1. Seeks that all of the provisions regarding financial contributions are deleted.

		Earthquake Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial contributions > 6.10.4.1 - 6.10A.1 Introduction		
814.50	PC14	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	Oppose	Oppose 6.10A.1(c). Seek that it is deleted.
814.51	PC14	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	Oppose	Oppose 6.10A.1(d). Seek that it be deleted.
814.52	PC14	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	Oppose	Oppose 6.10A.2.1. Seek that it be deleted.
814.53	PC14	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 -	Oppose	Oppose Policy 6.10A.2.1.1. Seek that it be deleted.

		6.10A.2.1.1 Policy – Contribution to tree canopy cover		
814.54	PC14	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	Oppose	Oppose Policy 6.10A.2.1.2. Seek that it be deleted.
814.55	PC14	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	Oppose	Oppose Policy 6.10A.2.1.3. Seek that it be deleted.
814.56	PC14	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	Oppose	Oppose 6.10A.3. Seek that it be deleted.
814.57	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial	Oppose	Oppose the rules in 6.10A.4. Seek that these be deleted.

		contributions > 6.10.4.4 - 6.10A.4 Rules – Tree canopy cover and financial contributions		
814.58	PC14	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	Oppose	Oppose 6.10A.4(a). Seek that it be deleted.
814.59	PC14	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	Oppose	Oppose 6.10A.4.1. Seek that these rules be deleted.
814.60	PC14	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	Oppose	Oppose 6.10A.4.2. Seek that this be deleted.
814.61	PC14	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	Oppose	Oppose 6.10A.4.2.3. Seek that this be deleted.

		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		
814.62	PC14	7 - Transport	Oppose	Opposes all of the PC14 changes to the Transport chapter.
814.63	PC14	7 - Transport > 7.2 - Objectives and policies > 7.2.1 - Objective - Integrated transport system for Christchurch District > 7.2.1.2 - Policy - High trip generating activities	Oppose	Oppose 7.2.1.2(xi). Seek that this is deleted.
814.64	PC14	7 - Transport > 7.2 - Objectives and policies > 7.2.1 - Objective - Integrated transport system for Christchurch District > 7.2.1.9 - Policy - Pedestrian access	Oppose	Oppose Policy 7.2.1.9. Seek that it is deleted.
814.65	PC14	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	Oppose	Oppose 7.4.3.7(b). Seek that it is deleted.
814.66	PC14	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	Oppose	Oppose 7.4.3.7(d). Seek that it is deleted.
814.67	PC14	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	Oppose	Oppose 7.4.3.8. Seek that it is deleted.
814.68	PC14	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	Oppose	Oppose 7.4.3.13. seek that it is deleted.



814.69	PC14	7 - Transport > 7.4 - Rules - Transport > 7.4.4 - Rules - Matters of control and discretion > 7.4.4.18 - High trip generators	Oppose	Oppose Rule 7.4.4.18(a)(vii) and advice note vii in Table 1. Seek that these be deleted.
814.70	PC14	7 - Transport > 7.4 - Rules - Transport > 7.4.4 - Rules - Matters of control and discretion > 7.4.4.27 - Pedestrian access	Oppose	Oppose 7.4.4.27. Seek that it is deleted.
814.71	PC14	7 - Transport > 7.4 - Rules - Transport > 7.4.4 - Rules - Matters of control and discretion > 7.4.4.28 - Vehicle crossing co-location layout	Oppose	Oppose 7.4.4.28. Seek that it is deleted.
814.72	PC14	7 - Transport > 7.5 - Appendices > 7.5.2 - Appendix 7.5.2 Cycle parking facilities	Oppose	Oppose Table 7.5.2.1. Seek that it is deleted.
814.73	PC14	7 - Transport > 7.5 - Appendices > 7.5.3 - Appendix 7.5.3 Loading areas	Oppose	Oppose Table 7.5.3.1. Seek that it is deleted.
814.74	PC14	7 - Transport > 7.5 - Appendices > 7.5.7 - Appendix 7.5.7 Access design and gradient	Oppose	Oppose 7.5.7. Seek that it is deleted.
814.75	PC14	8 - Subdivision, Development and Earthworks > 8.1 - Introduction	Seek Amendment	Delete 8.1, or provide a definition or explanation of the term 'development'.
814.76	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.2 - Objective - Design and amenity > 8.2.2.2 - Policy - Allotments	Support	Retain Policy 8.2.2.2 as notified.
814.77	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.2 - Objective - Design and amenity > 8.2.2.7 - Policy - Urban density	Support	Retain Policy 8.2.2.7 as notified.
814.78	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and	Support	Retain Objective 8.2.3 as notified.

		policies > 8.2.3 - Objective - Infrastructure and transport		
814.79	PC14	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	Seek Amendment	Delete Policy 8.2.3.1 or provide a definition or explanation of the term 'development'.
814.80	PC14	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	Seek Amendment	Delete Policy 8.2.3.2 or provide a definition or explanation of the term 'development'.
814.81	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.6 - Objective - Urban tree canopy cover	Oppose	Oppose Objective 8.2.6. Seek that this is deleted.
814.82	PC14	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	Oppose	Oppose Policy 8.2.6.1. Seek that this policy is deleted.
814.83	PC14	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	Oppose	Oppose Policy 8.2.6.2. Seek that this policy is deleted.
814.84	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.6 - Objective - Urban tree	Oppose	Oppose Policy 8.2.6.3. Seek that it is deleted.

		canopy cover > 8.2.6.3 - Policy – Tree health and infrastructure		
814.85	PC14	8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.1 - How to interpret and apply the rules	Oppose	Oppose 8.3.1 (e) and (f). Seek that it is deleted.
814.86	PC14	8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.3 - Development and financial contributions	Oppose	Oppose 8.3.3(b). Seek that it is deleted.
814.87	PC14	8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.7 - Consent notice	Oppose	Oppose 8.3.7. Seek that it is deleted.
814.88	PC14	8 - Subdivision, Development and Earthworks > 8.4 - Rules - Subdivision General Rules > 8.4.1 - General rules > 8.4.1.1 - Notification	Support	Retain 8.4.1.1 as notified.
814.89	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision	Support	Retain Rules 8.5 as notified.
814.90	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Oppose	Oppose 8.6.1 Table 1. Seek that it is deleted.
814.91	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Support	Retain 8.6.1 Tables 2-5 as notified.
814.92	PC14	8 - Subdivision, Development and Earthworks > 8.7 - Rules as to matters of control - subdivision > 8.7.12 - Tree canopy cover and financial contributions	Oppose	Oppose 8.7.12. Seek that it is deleted.

814.93	PC14	8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks	Support	Retain the Rules in 8.9 as notified.
814.94	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.2 - Objective and policies > 9.3.2.2 - Policies	Oppose	Oppose Policy 9.3.2.2. Seek that it is deleted.
814.95	PC14	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	Seek Amendment	Oppose Policy 9.3.2.2.3. Seek that the original policy is retained.
814.96	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.2 - Objective and policies > 9.3.2.2 - Policies > 9.3.2.2.5 - Policy - Ongoing use of scheduled historic heritage	Seek Amendment	Oppose Policy 9.3.2.2.5. Seek that the original policy is retained.
814.97	PC14	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	Seek Amendment	Oppose Policy 9.3.2.2.8. Seek that the original policy is retained.
814.98	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.3 - How to interpret and apply the rules	Oppose	Oppose 9.3.3. Seek that all references to heritage areas are deleted.
814.99	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.4 - Rules - Historic heritage	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.
814.100	PC14	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	Seek Amendment	Oppose 9.3.6.1(a). Seek that the original (a) is retained.
814.101	PC14	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	Seek Amendment	Oppose 9.3.6.1(p). Seek that this (p) is deleted.

814.102	PC14	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	Oppose	Oppose Rule 9.3.6.4. Seek that it is deleted.
814.103	PC14	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	Oppose	Oppose 9.3.6.5. Seek that these matters of discretion are deleted.
814.104	PC14	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	Oppose	Oppose 9.3.6.6. Seek that it is deleted.
814.105	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Delete Heritage Item 390 and Heritage Setting 287 regarding 32 Armagh Street from Appendix 9.3.7.2.
814.106	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Oppose 9.3.7.3. Seek that the original appendix is retained.
814.107	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.4 - Appendix - Heritage item and	Seek Amendment	Oppose 9.3.7.4. Seek that the original Appendix is retained.

		heritage setting exemptions from zone rules		
814.108	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.7 - Appendix - Residential Heritage Areas - Aerial Maps	Oppose	Oppose 9.3.7.7. Seek that this is deleted.
814.109	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.8 - Appendix - Residential Heritage Areas - Site Contributions Maps	Oppose	Oppose 9.3.7.8. Seek that this is deleted.
814.110	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.9 - Appendix - Residential Heritage Areas - Interface Sites and Character Area Overlap Maps	Oppose	Oppose 9.3.7.9. Seek that this be deleted.
814.111	PC14	9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.1 - Introduction	Oppose	Oppose 9.4.1(c). Seek that this is deleted.
814.112	PC14	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	Oppose	Oppose 9.4.2.4. Seek that this be deleted.
814.113	PC14	9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.3 - How to interpret and apply the rules	Oppose	Oppose 9.4.3(a) & (f). Seek that these be deleted.
814.114	PC14	9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.4 - Rules	Oppose	Oppose 9.4.4 rules. Seek that these are deleted.
814.115	PC14	9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.7 - Appendices > 9.4.7.1 - Appendix -	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.

		Schedules of significant trees (Christchurch City and Banks Peninsula)		
814.116	PC14	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	Support	Retain Policy 13.6.2.1.2 Effects on neighbourhoods as notified.
814.117	PC14	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	Support	Retain 13.6.4.1.3 Restricted Discretionary Activities as notified.
814.118	PC14	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	Seek Amendment	Amend rule 13.6.4.1.3 RD5, such that it is a controlled activity standard.
814.119	PC14	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	Oppose	Delete 13.6.4.2(a).
814.120	PC14	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	Oppose	Oppose in part 13.6.4.2.2 Height in relation to boundary. Retain the current provisions.
814.121	PC14	13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone >	Oppose	Oppose in part 13.6.4.2.3 Minimum building setback from road boundaries. Retain current provisions.

		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		
814.122	PC14	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	Oppose	Oppose in part to 13.6.4.2.4 Minimum building setback from internal boundaries and maximum building lengths. Retain current provisions.
814.123	PC14	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	Support	Support 13.6.4.2.5 Maximum building height. Retain as notified.
814.124	PC14	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	Oppose	Oppose 13.6.4.2.6 Landscaping. Delete built form standard.
814.125	PC14	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	Oppose	Oppose 13.6.5.1 Effects on the neighbourhood. Delete built form standard.
814.126	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply	Support	Retain Objective 14.2.1 as notified.
814.127	PC14	13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone >	Oppose	Oppose in part 13.6.4.2.1 Maximum site coverage. Retain current provisions.



		13.6.4 - Rules - Specific Purpose (School) Zone > 13.6.4.2 - Built form standards > 13.6.4.2.1 - Maximum site coverage		
814.128	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.1 - Policy - Housing distribution and density	Support	Retain Policy 14.2.1.1 as notified.
814.129	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.2 - Policy - Residential development in Banks Peninsula	Support	Supports the deletion of Policy 14.2.1.2.
814.130	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.3 - Policy - Needs of Ngai Tahu whanui	Support	Supports the deletion of Policy 14.2.1.3.
814.131	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.6 - Framework for building heights in medium and high density areas	Support	Supports Policy 14.2.3.6. Retain as notified.
814.132	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.7 - Management of increased building heights	Oppose	Opposes Policy 14.2.3.7 and seeks deletion.
814.133	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments	Support	Supports Objective 14.2.5. Seeks that Objective 14.2.5 is retained.
814.134	PC14	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	Oppose	Seeks deletion of Policy 14.2.5.1.

814.135	PC14	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	Support	Supports Policy 14.2.5.2. Seeks that Policy 14.2.5.2 is retained.
814.136	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.3 - Policy - Quality large scale developments	Oppose	Opposes Policy 14.2.5.3 and seeks that it is deleted.
814.137	PC14	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	Oppose	Oppose Policy 14.2.5.4. Seeks that this policy be deleted.
814.138	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.5 - Policy - Assessment of wind effects	Oppose	Oppose Policy 14.2.5.5. Seek that it be deleted.
814.139	PC14	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	Support	Supports Policy 14.2.5.6.
814.140	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.6 - Objective - Medium Density Residential Zone	Support	Supports Objective 14.2.6.
814.141	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.6 - Objective - Medium Density Residential Zone > 14.2.6.2 - Policy - Local Centre Intensification Precinct	Support	Supports Policy 14.2.6.2. Retain as notified.

814.142	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone	Support	Supports Objective 14.2.7. Retain as notified.
814.143	PC14	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	Support	Supports Policy 14.2.7.1. Retain as notified.
814.144	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.2 - Policy - High density location	Support	Supports Policy 14.2.7.2. Retain as notified.
814.145	PC14	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	Support	Supports Policy 14.2.7.3. Retain as notified
814.146	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.4 - Policy - Large Local Centre Intensification Precinct	Seek Amendment	Amend Policy 14.2.7.4 to remove the words "and restrict development to solely within,".
814.147	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.5 - Policy - High Density Residential Precinct	Seek Amendment	Amend Policy 14.2.7.5 to delete the words "and restrict development to solely within,".
814.148	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.6 - Policy - High Density Residential development	Support	Supports Policy 14.2.7.6. Retain as notified.

814.149	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.8 - Objective - Future Urban Zone	Support	Supports Objective 14.2.8. Retain as notified.
814.150	PC14	14 - Residential > 14.3 - How to interpret and apply the rules	Oppose	Oppose 14.3(f). Seek that this is deleted.
814.151	PC14	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	Oppose	Oppose Rule 14.5.3.1.3. Seek that this is deleted.
814.152	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.2 - Tree and garden planting	Oppose	Oppose Rule 14.4.2.2. Seek that this is deleted.
814.153	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	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.
814.154	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards	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.
814.155	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Oppose	Oppose 14.5.2.2 (c)-(e). Seek that these be deleted.
814.156	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 -	Oppose	Oppose Rule 14.5.2.9. Seek that this be deleted.

		Built form standards > 14.5.2.9 - Street scene amenity and safety - fences		
814.157	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.12 - Ground floor habitable room	Oppose	Oppose Rule 14.5.2.12. Seek that this be deleted.
814.158	PC14	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	Oppose	Oppose 14.5.2.13. Seek that this be deleted.
814.159	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.15 - Garaging and carport building location	Oppose	Oppose Rule 14.5.2.15. Seek that this be deleted.
814.160	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.17 - Location of outdoor mechanical ventilation	Oppose	Oppose Rule 14.5.2.17. Seek that this be deleted.
814.161	PC14	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	Oppose	Oppose Rule 14.5.2.18. Seek that this be deleted.
814.162	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.4 - Site coverage	Support	Supports Rule 14.5.2.4 (c). Retain as notified.
814.163	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density	Oppose	Oppose 14.5.3.1.3 RD15 Seeks that this be deleted.

		Residential Zone > 14.5.3.1 - Area-specific activities > 14.5.3.1.3 - Area-specific restricted discretionary activities		
814.164	PC14	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	Oppose	Oppose Rule 14.5.3.2.3. Seek that this rule be deleted.
814.165	PC14	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	Oppose	Oppose Rule 14.5.3.2.7. Seek that this rule be deleted.
814.166	PC14	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	Oppose	Oppose Rule 14.5.3.2.8. Seek that this rule be deleted.
814.167	PC14	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	Oppose	Oppose Rule 14.5.3.2.9. Seek that this be deleted.
814.168	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone > 14.5.3.2 - Area-	Oppose	Oppose Rule 14.5.3.2.10. Seek that this be deleted.

		specific built form standards > 14.5.3.2.10 - Outdoor living space per unit		
814.169	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	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.
814.171	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Oppose	Delete 14.6.1.3, to the extent that the proposed amendments conflict with or are less enabling than the mandatory MDRS.
814.172	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Amend Rule 14.6.2.1, so as to provide for a 23m maximum building height.
814.173	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	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.
814.174	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	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.
814.175	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.5 - Building separation	Oppose	Oppose Rule 14.6.2.5. Seek that this is deleted.
814.176	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 -	Oppose	Oppose 14.6.2.6. Seek that this be deleted.

		Built form standards > 14.6.2.6 - Fencing and screening		
814.177	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Oppose	Oppose Rule 14.6.2.7. Seek that this is deleted.
814.178	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	Oppose	Oppose Rule 14.6.2.12. Seek that this is deleted.
814.179	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.3 - Impacts on neighbouring property	Seek Amendment	Amend Rule 14.15.3(a) as follows: <del>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 ...</del> [i.e. delete the balance of clause (a).
814.180	PC14	15 - Commercial > 15.2 - Objectives and policies	Seek Amendment	Seeks that a new and explicit policy is included in regards to anticipated building heights, consistent with NPS-UD policy 3.
814.181	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.1 - Policy - Role of centres	Seek Amendment	Amend Table 15.1 to reclassify Avonhead as a Local Centre (large), rather than Local Centre (small)
814.182	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.3 - Objective - Office parks and mixed use areas outside the central city	Support	Support Objective 15.2.3. Retain as notified.
814.183	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.3 - Objective - Office parks and mixed use areas outside the	Support	Support Policy 15.2.3.2. Retain as notified.



		central city > 15.2.3.2 - Policy - Mixed use areas outside the central city		
814.184	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes	Seek Amendment	Amend clause (a)(iv) and (vi) as follows:iv. manages adverse effects ( <u>including reversesensitivity effects</u> ) on the <u>site and</u> surroundingenvironment, <u>including effects that contribute toclimate change</u> ; and... vi. Promotes a zoning and development frameworkthat <u>sSupports a reduction in greenhouse gasemissions.</u>
814.185	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes > 15.2.4.1 - Policy - Scale and form of development	Seek Amendment	Delete the amendments to clause (a) of Policy 15.2.4.1.Adopt the amendments to clause (b) of the policy.
814.186	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes > 15.2.4.2 - Policy - Design of new development	Seek Amendment	Amend Policy 15.2.4.2 clause (a) as follows:a. Require new development to be well-designed andlaid out by:...  viii. achieving a visually <u>appealing attractive</u> settingwhen viewed from the street and other public spaces, <u>that embodies a human scale and fine grain,</u> whilemanaging effects on adjoining environments;  [delete proposed clauses x-xv.]  Retain the balance of the policy and amendments asproposed.
814.187	PC14	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	Seek Amendment	Amend policy 15.2.5.1 as follows:a. Provide for the individual design, form and functionof new spiritual facilities and associated buildings at100 Cathedral Square, and <del>136 Barbadoes Street,</del> and <u>within the city block bounded by Colombo Street, Armagh Street, Manchester Street and OxfordTerrace</u> that:

814.188	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.6 - Objective - Role of the City Centre Zone > 15.2.6.3 - Policy - Amenity	Oppose	Delete the proposed amendments in clause (a)(ii) of Policy 15.2.6.3.
814.189	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.6 - Objective - Role of the City Centre Zone > 15.2.6.4 - Policy - Residential intensification	Oppose	Delete the proposed amendments in clauses (a)(vi)-(viii) of Policy 15.2.6.4.
814.190	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.6 - Objective - Role of the City Centre Zone > 15.2.6.5 - Policy - Pedestrian focus	Oppose	Oppose Policy 15.2.6.5. Seek that this is deleted.
814.191	PC14	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	Support	Support Policy 15.2.7.1. Seek that this is retained as notified.
814.192	PC14	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	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: <del>iv. providing dedicated pedestrian access for each activity within a development, directly accessed from the street or other publicly accessible space;</del> <del>v. providing sufficient setbacks and glazing at the street frontage; and</del> <del>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.</del>
814.193	PC14	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	Seek Amendment	Delete subclauses (a)(v) and (viii) of Policy 15.2.8.2.

814.194	PC14	15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.1 - Activity status tables – Local Centre Zone > 15.5.1.1 - Permitted activities	Oppose	Retain the status quo in respect of Rule 15.5.1.1 P21.
814.195	PC14	15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.1 - Activity status tables – Local Centre Zone > 15.5.1.3 - Restricted discretionary activities	Oppose	Retain the status quo in respect of Rule 15.5.1.3RD1.
814.196	PC14	15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.2 - Maximum building height	Support	Supports Rule 15.5.2.2. Retain as notified.
814.197	PC14	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	Support	Supports Rule 15.5.2.5. Retain as notified.
814.198	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.1 - Permitted activities	Oppose	Oppose plan changes to 15.11.1.1.
814.199	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.2 - Controlled activities	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...
814.200	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.3 - Restricted discretionary activities	Oppose	Oppose 15.11.1.3 RD5. Seek that the status quo provisions is retained.
814.201	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.3 - Restricted discretionary activities	Oppose	Oppose 15.11.1.3 RD11. Seek that this be deleted.
814.202	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.4 - Discretionary activities	Oppose	Oppose 15.11.1.4 D1. Seek that this be deleted.
814.203	PC14	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	Support	Support Rule 15.11.2.3. Retain as notified.
814.204	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	Support	Support Rule 15.11.2.9. Retain as notified.
814.205	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Oppose	Oppose Rule 15.11.2.11. Seek that this be deleted.
814.206	PC14	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	Oppose	Oppose Rule 15.11.2.12. Seek that this be deleted.

814.207	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.14 - Building tower setbacks	Oppose	Oppose Rule 15.11.2.14. Seek that this be deleted.
814.208	PC14	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	Oppose	Oppose Rule 15.11.2.15. Seek that this be deleted.
814.209	PC14	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	Oppose	Oppose 15.11.2.16. Seek that this be deleted.
814.210	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.17 - Wind	Oppose	Oppose Rule 15.11.2.17. Seek that this be deleted.
814.211	PC14	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	Oppose	Oppose 15.12.1.1 Seek that the status quo is retained.
814.212	PC14	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	Seek Amendment	Amend Rule 15.12.1.2 C1 as follows:a. Any building on the site <del>at 136 Barbadoes Street</del> <u>within the city block bounded by Colombo Street, Armagh Street, Manchester Street and Oxford Terrace</u> ...
814.213	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.1 - Activity status tables - Central City	Oppose	Oppose 15.12.1.3 RD5. Retain the status quo in respect of Rule 15.12.1.3RD5

		Mixed Use Zone > 15.12.1.3 - Restricted discretionary activities		
814.214	PC14	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	Oppose	Oppose 15.12.1.3 RD4. Seek that this be deleted.
814.215	PC14	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	Oppose	Oppose 15.11.1.3 RD2. Seek that this be deleted.
814.216	PC14	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	Oppose	Oppose 15.12.1.3 RD6. Seek that this be deleted.
814.217	PC14	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	Oppose	Seek that the advice note at the end of 15.12.1.3 be deleted.
814.218	PC14	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	Oppose	Retain the status quo in clause (a)(iv) of rule 15.12.2.1 – i.e. 5% rather than 10% site landscaping.
814.219	PC14	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	Seek Amendment	Amend 15.12.2.2 Maximum building height as follows: <u>a. The maximum height of any building shall be 32metres.</u>

				<p>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.</p> <p>b. The maximum height of any building base shall be 17 metres.</p> <p>ε.</p> <p><u>b. Any application arising from this rule shall not be limited or publicly notified</u></p>
814.220	PC14	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	Oppose	Oppose 15.12.2.9. Seek that this is deleted.
814.221	PC14	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	Oppose	Oppose 15.12.2.10. Seek that this be deleted.
814.222	PC14	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	Oppose	Oppose 15.12.2.11. Seek that this be deleted.
814.223	PC14	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	Oppose	Oppose 15.12.2.12. Seek that this be deleted.

814.224	PC14	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	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 <sup>2</sup> of GLFA; and  ii. <del>The total area used for office activities and/or commercial services shall not exceed 450m<sup>2</sup> of GLFA per site, or 450m<sup>2</sup> of GLFA per 500m<sup>2</sup> 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.</del>
814.225	PC14	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	Oppose	Retain the status quo in respect of Rule 15.13.1.1 P13.
814.226	PC14	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	Oppose	Delete proposed new clauses (j)-(m) in Rule 15.13.1.3 RD5.



814.227	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) > 15.13.2.1 - Building height	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.</u> <u>b. Any application arising from this rule shall not be limited or publicly notified.</u>
814.228	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) > 15.13.2.10 - Building tower setbacks	Oppose	Oppose 15.13.2.10. Seek that this be deleted.
814.229	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) > 15.13.2.8 - Minimum number of floors	Oppose	Oppose 15.13.2.8. Retain the status quo.
814.230	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) > 15.13.2.11 - Building tower site coverage	Oppose	Oppose 15.13.2.11. Seek that this is deleted.
814.231	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) > 15.13.2.12 - Glazing	Oppose	Oppose 15.13.2.12. Seek that this is deleted.

814.232	PC14	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	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).
814.233	PC14	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	Oppose	Delete Rule 15.14.3.35 in its entirety.
814.234	PC14	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	Oppose	Delete Rule 15.14.3.36 in its entirety
814.235	PC14	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	Oppose	Delete Rule 15.14.3.37 in its entirety.
814.236	PC14	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	Oppose	Delete Rule 15.14.3.38 in its entirety.
814.237	PC14	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	Oppose	Delete Rule 15.14.3.39 in its entirety
814.238	PC14	15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.5 - Matters of control and	Seek Amendment	Amend Rule 15.14.5.2 as follows:

		discretion for other matters > 15.14.5.2 - Buildings at 136 Barbadoes Street		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>
814.239	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Support	Retain the LCZ shown for the Avonhead Shopping Centre on the Withells/Merrin corner as notified.
814.240	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Oppose the HRZ zoning for 332 Oxford Street. Seek that this be rezoned to Commercial Central City Mixed Use Zone.
814.241	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	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.
814.242	PC14	19 - Planning Maps > 19.10 - Any other zones	Oppose	Amend the planning maps in respect of either side of Beachville Road, Redcliffs to rezone the land from RS to MRZ.
814.243	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Amend the planning maps in respect of either side of Beachville Road, Redcliffs to remove the Low Public Transport Accessibility overlay.
814.244	PC14	19 - Planning Maps > 19.6 - QM - Any Coastal Hazard	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.
814.245	PC14	19 - Planning Maps > 19.9 - Any other QMs	Oppose	Amend the planning maps in respect of either side of Beachville Road, Redcliffs to remove the Sites of Cultural Significance overlay.
814.246	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	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.

### The Board of Trustees of the Te Ara Koropiko West Spreydon School

#### Submitter 815

Original Submission No	Plan Change	Provision	Position	Decision Requested
815.1	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	Request that proximity to a Primary School is introduced as a Qualifying Matter.
815.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Request that proximity to a Primary School is introduced as a Qualifying Matter.
815.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	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.

Linda Morris

Submitter 816

Original Submission No	Plan Change	Provision	Position	Decision Requested
816.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	The submitter supports the Character Area for Beckenham
816.2	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	The submitter supports the Sunlight Qualifying Matter.

Elizabeth Harris


Submitter 817

Original Submission No	Plan Change	Provision	Position	Decision Requested
817.1	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Rezzone the submitters site at s 850-862 Colombo Street and 139 Salisbury Street from High Density Residential to Central City Mixed Use.
817.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Rezzone the submitters site at s 850-862 Colombo Street and 139 Salisbury Street from High Density Residential to Central City Mixed Use
817.3	PC14	20 - All of Plan	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

**Malaghans Investments Limited**

**Submitter 818**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
818.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	[That the Central City Heritage Interface Overlay is extended to cover the area shown in blue in Figure 2]

				 <p><b>Figure 2:</b> Area to be included in height limit restriction coloured in blue (Plan Change Map CCC).</p>
818.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of	Support	[Retain heritage protection for New Regent Street]

		Significant Historic Heritage Items		
818.3	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	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.
818.4	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.5 - Non-complying activities	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].
818.5	PC14	15 - Commercial > 15.2 - Objectives and policies	Seek Amendment	[New objective and policy/ies sought for the Central City Heritage Interface Overlay] that requires : <ul style="list-style-type: none"> <li>• avoidance of any buildings over the [proposed 3 storey] height limit;</li> <li>• avoidance of the loss of sunlight within all areas of the New Regent Street Precinct;</li> <li>• that any new building must be designed to at least maintain current levels of access to sunlight;</li> </ul>



				<ul style="list-style-type: none"> <li>the design for the site redevelopment to protect the heritage values of New Regent Street and to incorporate positive design features to accentuate the heritage precinct, rather than turn its back to it.</li> </ul>
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## Benrogan Estates Ltd

### Submitter 819

Original Submission No	Plan Change	Provision	Position	Decision Requested
819.1	PC14	19 - Planning Maps	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
819.2	PC14	19 - Planning Maps	Seek Amendment	<ul style="list-style-type: none"> <li>Rezone 1.58ha at 376 Sparks Road from Rural Urban Fringe to Future Urban Zone as shown on the attached plan in Attachment A.</li> </ul>
819.3	PC14	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	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.
819.4	PC14	8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.7 - Consent notice	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?

819.5	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.2 - Allotments with existing or proposed buildings	Seek Amendment	Amend the standard to make it clear that there is no minimum allotment size in the FUZ zone around existing buildings.
819.6	PC14	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	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.
819.7	PC14	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	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.
819.8	PC14	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	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.
819.9	PC14	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	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.

		financial contributions standards > 6.10.4.4.2.3 - 6.10A.4.2.3 Consent notice		
819.10	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Rezone 1.58ha at 376 Sparks Road from Rural Urban Fringe to Future Urban Zone.
819.11	PC14	19 - Planning Maps > 19.10 - Any other zones	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.

### Knights Stream Estates Ltd

#### Submitter 820

Original Submission No	Plan Change	Provision	Position	Decision Requested
820.1	PC14	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	Oppose	Make clearer in the plan how the costs have been attributed and whether it is GST inclusive.
820.2	PC14	8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.3 - Development and financial contributions	Oppose	Make clearer in the plan how the costs have been attributed and whether it is GST inclusive.
820.3	PC14	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	Oppose	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.
820.4	PC14	8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.7 - Consent notice	Oppose	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.

820.5	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.2 - Allotments with existing or proposed buildings	Oppose	Amend the standard to make it clear that there is no minimum allotment size in the FUZ zone around existing buildings.
820.6	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Rezone Lot 30 DP 571567 to Future Urban Zone.
820.7	PC14	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	Oppose	Make clearer in the plan how the costs have been attributed and whether it is GST inclusive.
820.8	PC14	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	Oppose	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.
820.9	PC14	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	Seek Amendment	Amend the rule so that only the 15% street tree canopy requirement is applicable to 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.
820.10	PC14	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	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.

		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		
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## Athena Enterprises Limited and Josephine Enterprises Limited

### Submitter 821

Original Submission No	Plan Change	Provision	Position	Decision Requested
821.1	PC14	16 - Industrial > 16.4 - Rules - Industrial General Zone	Seek Amendment	[Seeks that the] properties at 9, 9A and 9B Sheffield Crescent (the site) [be rezoned to a commercial zone].
821.2	PC14	20 - All of Plan	Seek Amendment	[Seeks] that amendments are [made] to existing zones to enable the outcomes sought by PC14.
821.3	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	[Seeks that the] properties at 9, 9A and 9B Sheffield Crescent (the site) [be rezoned to a commercial zone].
821.4	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	[Seeks that the] properties at 9, 9A and 9B Sheffield Crescent (the site) [be rezoned to a commercial zone].
821.5	PC14	20 - All of Plan	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.

## Naxos Enterprises Limited and Trustees MW Limited

### Submitter 822

Original Submission No	Plan Change	Provision	Position	Decision Requested
822.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Opposes zoning of 14 Field Terrace, Upper Riccarton. Seeks that it is rezoned to HRZ.
822.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Seeks the rezoning of 14 Field Terrace, Upper Riccarton from MRZ to HRZ.
822.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Reject, refuse, or otherwise decline the Qualifying Matters that donot align with that directed by the Central Government through theAmendment Act.

## The Catholic Diocese of Christchurch

### Submitter 823

Original Submission No	Plan Change	Provision	Position	Decision Requested
823.1	PC14	1 - Introduction	Support	Retain 1.3.4.2.e as notified.
823.2	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.1 - A	Oppose	Definition of 'Accessory building'. Retain status quo.
823.3	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.1 - A	Oppose	Definition of 'Alteration". Retain status quo.
823.4	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.2 - B	Oppose	Definition 'Building'. Retain status quo.

823.5	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.2 - B	Oppose	Definition 'Building Base'. Delete
823.6	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.2 - B	Oppose	Definition 'Building Tower'. Delete.
823.7	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.2 - B	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	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.2 - B	Seek Amendment	Definition 'Building Footprint'. Seek amendment to provide greater clarity.
823.9	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.3 - C	Oppose	Definition of 'Contributory Building'. Delete.
823.10	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.3 - C	Oppose	Definition of 'Coverage'. Retain status quo.
823.11	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.4 - D	Oppose	Definition 'Defining building'. Delete
823.12	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.4 - D	Oppose	Definition 'Demolition'. Retain status quo.
823.13	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.4 - D	Support	Definition 'Development site'. Retain as notified.
823.14	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.4 - D	Oppose	Definition 'Dripline'. Retain status quo.

823.15	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.6 - F	Oppose	Definition 'Fine grain'. Delete
823.16	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.7 - G	Oppose	Definition 'Ground level'. Retain status quo.
823.17	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.7 - G	Oppose	Definition 'Gust Equivalent Mean (GME)'. Delete
823.18	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Oppose	Definition 'Habitable room'. Delete
823.19	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Oppose	Definition 'Heat island'. Delete
823.20	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Oppose	Definition 'Hedge'. Delete.
823.21	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Oppose	Definition 'Height'. Retain status quo.
823.22	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Oppose	Definition 'Human scale'. Delete
823.23	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.15 - O	Support	Definition 'Outdoor living space'. Retain as notified.
823.24	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.16 - P	Seek Amendment	Definition 'Pedestrian access'. Amend definition as follows: "A dedicated pathway that provides access for pedestrians from the street to a residential unit and to any parking area for that residential unit."



823.25	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.16 - P	Oppose	Definition 'Perimeter block development'. Delete
823.26	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.18 - R	Support	Definition 'Reconstruction'. Retain as proposed.
823.27	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.18 - R	Oppose	Definition 'Relocation'. Retain status quo.
823.28	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.18 - R	Support	Definition 'Repairs'. Retain as proposed.
823.29	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.18 - R	Oppose	Definition 'Residential unit'. Retain status quo.
823.30	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.18 - R	Support	Definition 'Restoration'. Retain as proposed.
823.31	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.19 - S	Oppose	Definition 'Site'. Retain status quo.
823.32	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.20 - T	Oppose	Definition 'Tree'. Delete or alternatively amend to specify a potential height of at least 3m.
823.33	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.20 - T	Oppose	Definition 'Tree canopy cover'. Delete
823.34	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.20 - T	Oppose	Definition 'Tree protection zone radius'. Delete
823.35	PC14	3 - Strategic Directions > 3.1 - Introduction	Support	Retain as notified.

823.36	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.2 - Objective - Clarity of language and efficiency	Support	Retain as notified.
823.37	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.7 - Objective -- Well-functioning urban environment	Seek Amendment	Amend by deleting the text following the words 'into the future' as follows: 3.3.7 Objective – Well-functioning urban environment  a. A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future; <del>including by recognising and providing for;</del>  <del>i. Within commercial and residential zones ...</del> <del>iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to the current and future effects of climate change.</del>
823.38	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.8 - Objective - Urban growth, form and design	Seek Amendment	Amend as follows: viii. Has good <del>improves overall</del> accessibility <u>for 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>
823.39	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.10 - Objective - Natural and cultural environment	Oppose	Delete
823.40	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters >	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.

		6.1.9.1 - 6.1A.1 Application of qualifying matters		
823.41	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial contributions	Oppose	Delete all of the financial contributions draft provisions in their entirety.
823.42	PC14	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	Oppose	Delete all of the financial contributions draft provisions in their entirety.
823.43	PC14	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	Oppose	6.10A.1c - Delete all of the financial contributions draft provisions in their entirety.
823.44	PC14	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	Oppose	6.10A.1d - Delete all of the financial contributions draft provisions in their entirety.
823.45	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 - 6.10A Tree	Oppose	Delete all of the financial contributions draft provisions in their entirety.

		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		
823.46	PC14	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	Oppose	Delete all of the financial contributions draft provisions in their entirety.
823.47	PC14	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	Oppose	Delete all of the financial contributions draft provisions in their entirety.

823.48	PC14	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	Oppose	Delete all of the financial contributions draft provisions in their entirety.
823.49	PC14	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	Oppose	Delete all of the financial contributions draft provisions in their entirety.
823.50	PC14	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	Oppose	Delete all of the financial contributions draft provisions in their entirety.
823.51	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 - 6.10A Tree	Support	6.10A.4(a) - Delete all of the financial contributions draft provisions in their entirety.

		Canopy Cover and Financial contributions > 6.10.4.4 - 6.10A.4 Rules – Tree canopy cover and financial contributions		
823.52	PC14	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	Oppose	Delete all of the financial contributions draft provisions in their entirety.
823.53	PC14	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	Oppose	Delete all of the financial contributions draft provisions in their entirety.
823.54	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 - 6.10A Tree	Oppose	Delete all of the financial contributions draft provisions in their entirety.

		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		
823.55	PC14	7 - Transport	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.
823.56	PC14	7 - Transport > 7.2 - Objectives and policies > 7.2.1 - Objective - Integrated transport system for Christchurch District > 7.2.1.2 - Policy - High trip generating activities	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.
823.57	PC14	7 - Transport > 7.2 - Objectives and policies > 7.2.1 - Objective - Integrated transport system for Christchurch District > 7.2.1.9 - Policy - Pedestrian access	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.
823.58	PC14	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	Oppose	Rule 7.4.3.7(b). Delete the proposed provisions to the Transport Chapter in their entirety.
823.59	PC14	7 - Transport > 7.4 - Rules - Transport > 7.4.3 - Standards - Transport (All zones outside the Specific Purpose (Lyttelton	Oppose	Rule 7.4.3.7(d). Delete the proposed provisions to the Transport Chapter in their entirety.

		Port) Zone) > 7.4.3.7 - Access design		
823.60	PC14	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	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.
823.61	PC14	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	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.
823.62	PC14	7 - Transport > 7.4 - Rules - Transport > 7.4.4 - Rules - Matters of control and discretion > 7.4.4.18 - High trip generators	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.
823.63	PC14	7 - Transport > 7.4 - Rules - Transport > 7.4.4 - Rules - Matters of control and discretion > 7.4.4.27 - Pedestrian access	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.
823.64	PC14	7 - Transport > 7.4 - Rules - Transport > 7.4.4 - Rules - Matters of control and discretion > 7.4.4.28 - Vehicle crossing co-location layout	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.
823.65	PC14	7 - Transport > 7.5 - Appendices > 7.5.2 - Appendix 7.5.2 Cycle parking facilities	Oppose	Table 7.5.2.1 - Minimum numbers of cycle parks required - Delete the proposed provisions to the Transport Chapter in their entirety.



823.66	PC14	7 - Transport > 7.5 - Appendices > 7.5.3 - Appendix 7.5.3 Loading areas	Oppose	Table 7.5.3.1 – Minimum numbers of loading spaces required. Delete the proposed provisions to the Transport Chapter in their entirety.
823.67	PC14	7 - Transport > 7.5 - Appendices > 7.5.7 - Appendix 7.5.7 Access design and gradient	Oppose	Delete the proposed provisions to the Transport Chapter in their entirety.
823.68	PC14	8 - Subdivision, Development and Earthworks > 8.1 - Introduction	Seek Amendment	Delete, or provide a definition or explanation of the term 'development'.
823.69	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.2 - Objective - Design and amenity > 8.2.2.2 - Policy - Allotments	Support	Retain
823.70	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.2 - Objective - Design and amenity > 8.2.2.7 - Policy - Urban density	Support	Retain
823.71	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.3 - Objective - Infrastructure and transport	Support	Retain
823.72	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.3 - Objective - Infrastructure and transport > 8.2.3.1 - Policy -	Seek Amendment	Delete, or provide a definition or explanation of the term 'development'.

		Identification of infrastructure constraints		
823.73	PC14	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	Seek Amendment	Delete, or provide a definition or explanation of the term 'development'.
823.74	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.6 - Objective - Urban tree canopy cover	Oppose	Delete
823.75	PC14	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	Oppose	Delete
823.76	PC14	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	Oppose	Delete
823.77	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.6 -	Oppose	Delete

		Objective - Urban tree canopy cover > 8.2.6.3 - Policy – Tree health and infrastructure		
823.78	PC14	8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.1 - How to interpret and apply the rules	Oppose	8.3.1 e) and f). Delete
823.79	PC14	8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.3 - Development and financial contributions	Oppose	Delete
823.80	PC14	8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.7 - Consent notice	Oppose	Delete
823.81	PC14	8 - Subdivision, Development and Earthworks > 8.4 - Rules - Subdivision General Rules > 8.4.1 - General rules > 8.4.1.1 - Notification	Support	Retain as notified.
823.82	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision	Support	Retain as notified.
823.83	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Oppose	Delete Table 1
823.84	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Support	Table 2 -4 Min net site areas - other zones. Retain the changes as proposed to Rule 8.6.1 Tables 2 – 5.

823.85	PC14	8 - Subdivision, Development and Earthworks > 8.7 - Rules as to matters of control - subdivision > 8.7.12 - Tree canopy cover and financial contributions	Oppose	Delete
823.86	PC14	8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks	Support	Retain as notified.
823.87	PC14	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	Support	Adopt
823.88	PC14	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	Support	Adopt
823.89	PC14	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	Seek Amendment	13.6.4.1.3 RD5 - Amend rule 13.6.4.1.3 RD5, such that it is a controlled activity standard.
823.90	PC14	13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone > 13.6.4 - Rules - Specific	Seek Amendment	Retain the status quo, insofar that the amendments propose greater constraints on building site coverage than the status quo.

		Purpose (School) Zone > 13.6.4.2 - Built form standards > 13.6.4.2.1 - Maximum site coverage		
823.91	PC14	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	Seek Amendment	Retain the status quo, insofar that the amendments propose greater constraints on building height in relation to boundaries than the status quo.
823.92	PC14	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	Seek Amendment	Retain the status quo, insofar that the amendments propose greater building setbacks from road boundaries than the status quo.
823.93	PC14	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	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.
823.94	PC14	13 - Specific Purpose Zones > 13.6 - Specific Purpose (School) Zone > 13.6.4 - Rules - Specific Purpose (School) Zone > 13.6.4.2 - Built form	Support	Adopt

		standards > 13.6.4.2.5 - Maximum building height		
823.95	PC14	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	Oppose	Delete
823.96	PC14	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	Oppose	Delete
823.97	PC14	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	Seek Amendment	<p>Amend Appendix 13.6.6.2 State Integrated Schools, so that the alternative zone for:</p> <ul style="list-style-type: none"> <li>• St Mary's School at Manchester Street is 'CCMUZ'; and</li> <li>• St Teresa's on Puriri Street is 'HRZ'</li> </ul> <p>Otherwise, retain the wording in the Appendix, insofar as it relates to the alternative zoning of all other state integrated schools.</p>
823.98	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply	Support	Adopt
823.99	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.1 - Policy - Housing distribution and density	Support	Adopt
823.100	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1	Support	Adopt

		- Objective - Housing supply > 14.2.1.2 - Policy - Residential development in Banks Peninsula		
823.101	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.3 - Policy - Needs of Ngai Tahu whanui	Support	Adopt
823.102	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.6 - Framework for building heights in medium and high density areas	Support	Adopt
823.103	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.7 - Management of increased building heights	Support	Adopt
823.104	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments	Support	Adopt
823.105	PC14	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	Oppose	Delete
823.106	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5	Support	Adopt

		- Objective - High quality residential environments > 14.2.5.2 - Policy - High quality, medium density residential development		
823.107	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.3 - Policy - Quality large scale developments	Oppose	Delete
823.108	PC14	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	Oppose	Delete
823.109	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.5 - Policy - Assessment of wind effects	Oppose	Delete
823.110	PC14	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	Support	Adopt
823.111	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.6 - Objective - Medium Density Residential Zone	Support	Adopt



823.112	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.6 - Objective - Medium Density Residential Zone > 14.2.6.2 - Policy - Local Centre Intensification Precinct	Support	Adopt
823.113	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone	Support	Adopt
823.114	PC14	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	Support	Adopt
823.115	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.2 - Policy - High density location	Support	Adopt
823.116	PC14	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	Support	Adopt
823.117	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.4 - Policy - Large Local Centre Intensification Precinct	Seek Amendment	Amend to delete the words ‘,and restrict development to solely within,’.

823.118	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.5 - Policy - High Density Residential Precinct	Support	Amend to delete the words ‘,and restrict development to solely within,’
823.119	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.6 - Policy - High Density Residential development	Support	Adopt
823.120	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.8 - Objective - Future Urban Zone	Support	Adopt
823.121	PC14	14 - Residential > 14.3 - How to interpret and apply the rules	Oppose	14.3(f). Delete, in a manner consistent with the submission on chapter 6.1A.
823.122	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.2 - Tree and garden planting	Oppose	Delete
823.123	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	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.
823.124	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	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.

823.125	PC14	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	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.
823.126	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.12 - Ground floor habitable room	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.
823.127	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.15 - Garaging and carport building location	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.
823.128	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.17 - Location of outdoor mechanical ventilation	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.
823.129	PC14	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	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.
823.130	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form	Support	14.5.2.4(c) Adopt

		standards > 14.5.2.4 - Site coverage		
823.131	PC14	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	Oppose	Delete rule insofar as it refers to Heritage areas.
823.132	PC14	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	Oppose	Delete the rule insofar as it refers to Heritage areas.
823.133	PC14	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	Oppose	Delete the rule insofar as it refers to Heritage areas.
823.134	PC14	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	Oppose	Delete the rule insofar as it refers to Heritage areas.

		standards > 14.5.3.2.10 - Outdoor living space per unit		
823.135	PC14	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	Oppose	Delete the rule insofar as it refers to Heritage areas.
823.136	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	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.
823.137	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Oppose	RD6 - RD26 - Delete, to the extent that the proposed amendments conflict with or are less enabling than the mandatory MDRS.
823.138	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Amend, so as to provide for a 23m maximum building height.
823.139	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	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.
823.140	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	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.

823.141	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.5 - Building separation	Oppose	Delete
823.142	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.6 - Fencing and screening	Oppose	Delete
823.143	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Oppose	Delete
823.144	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	Oppose	Delete
823.145	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.3 - Impacts on neighbouring property	Seek Amendment	14.15.3(a) - Amend as follows:  a. Whether the increased height, or reduced setbacks, or <del>recession plane intrusion</del> would result in buildings that do not compromise the amenity of adjacent properties <u>planned urban built character, taking into account. <b>The following matters of discretion apply ...</b></u> [i.e. delete the balance of clause (a)]
823.146	PC14	15 - Commercial	Oppose	Insert a new and explicit policy in regards to anticipated building heights, consistent with NPS-UD policy 3.

823.147	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.1 - Policy - Role of centres	Seek Amendment	Amend Table 15.1 to reclassify Avonhead as a Local Centre (large), rather than Local Centre (small).
823.148	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.3 - Objective - Office parks and mixed use areas outside the central city	Support	Adopt
823.149	PC14	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	Support	Adopt
823.150	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes	Seek Amendment	Amend clause (a)(iv) and (vi) as follows: iv. manages adverse effects ( <u>including reverse sensitivity effects</u> ) on the <u>site and</u> surrounding environment, <b>including effects that contribute to climate change;</b> and ... vi. <b>Promotes a zoning and development framework that</b> <b>sSupports a reduction in greenhouse gas emissions.</b>
823.151	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes > 15.2.4.1 - Policy - Scale and form of development	Seek Amendment	Delete the amendments to clause (a) of the policy. Adopt the amendments to clause (b) of the policy.
823.152	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale	Seek Amendment	Amend clause (a) of the policy as follows:

		and design outcomes > 15.2.4.2 - Policy - Design of new development		a. Require new development to be well-designed and laid out by: ...  viii. achieving a visually <b>appealing attractive</b> setting when viewed from the street and other public spaces, <b>that embodies a human scale and fine grain</b> , while managing effects on adjoining environments; [delete proposed clauses x-xv.] Retain the balance of the policy and amendments as proposed.
823.153	PC14	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	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.
823.154	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.6 - Objective - Role of the City Centre Zone > 15.2.6.3 - Policy - Amenity	Seek Amendment	Delete the proposed amendments in clause (a)(ii).
823.155	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.6 - Objective - Role of the City Centre Zone > 15.2.6.4 - Policy - Residential intensification	Seek Amendment	Delete the proposed amendments in clauses (a)(vi)-(viii).
823.156	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.6 - Objective - Role of the City Centre Zone > 15.2.6.5 - Policy - Pedestrian focus	Oppose	Delete.



823.157	PC14	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	Support	Adopt
823.158	PC14	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	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;</i> <i>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>
823.159	PC14	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	Seek Amendment	Delete subclauses (a)(v) and (viii) of the policy.
823.160	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.1 - Permitted activities	Oppose	15.11.1.1 P13 (CCZ Residential activity). Delete
823.161	PC14	15 - Commercial > 15.5 - Rules - Local Centre Zone > 15.5.1 - Activity status tables - Local Centre Zone > 15.5.1.3 - Restricted discretionary activities	Oppose	Retain the status quo in respect of Rule 15.5.1.3 RD1.

823.162	PC14	15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.2 - Maximum building height	Support	Retain the amendments as proposed.
823.163	PC14	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	Support	Retain the amendments as proposed.
823.164	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.1 - Permitted activities	Oppose	15.11.1.1 - P13 - Delete
823.165	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.2 - Controlled activities	Seek Amendment	<p>Rule 15.11.1.2 C1 - Amend as follows:</p> <p><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></p> <p><i>i. within the Central City Core area <del>28m or less in height; and</del></i></p> <p><i>ii. visible from a publicly owned and accessible space; and</i></p> <p><i>iii. meets the following built form standards:-</i></p> <p><b><i>A. Rule 15.11.2.3 Sunlight and outlook for the street; and/or</i></b></p> <p><b><i>B. Rule 15.11.2.12 Maximum road wall height;</i></b></p>

				<i>iv.iii. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes...</i>
823.166	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.3 - Restricted discretionary activities	Oppose	Retain the status quo in respect of Rule 15.11.1.3 RD5.
823.167	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.3 - Restricted discretionary activities	Oppose	Rule 15.11.1.3 RD11 - Delete
823.168	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.4 - Discretionary activities	Oppose	Delete Rule 15.11.1.4 D1 in its entirety.
823.169	PC14	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	Support	Adopt
823.170	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	Support	Adopt

		boundary with a residential zone		
823.171	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Oppose	Delete rule 15.11.2.11 in its entirety.
823.172	PC14	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	Oppose	Delete Rule 15.11.2.12 in its entirety.
823.173	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.14 - Building tower setbacks	Oppose	Delete Rule 15.11.2.14 in its entirety.
823.174	PC14	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	Oppose	Delete Rule 15.11.2.15 in its entirety.
823.175	PC14	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	Oppose	Delete Rule 15.11.2.16 in its entirety.
823.176	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 -	Oppose	Delete Rule 15.11.2.17 in its entirety.

		Built form standards - City Centre Zone > 15.11.2.17 - Wind		
823.177	PC14	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	Oppose	Retain the status quo in respect of Rule 15.12.1.1 P16.
823.178	PC14	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	Seek Amendment	Amend Rule 15.12.1.2 C1 to include the whole of the Barbadoes Street Site, and the Manchester Street Site.
823.179	PC14	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	Oppose	Retain the status quo in respect of Rule 15.12.1.3 RD2.
823.180	PC14	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	Oppose	Delete Rule 15.12.1.3 RD4.
823.181	PC14	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	Oppose	Rule 15.12.1.3 RD5. Delete
823.182	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.1 - Activity status tables -	Oppose	Delete Rule 15.12.1.3 RD6

		Central City Mixed Use Zone > 15.12.1.3 - Restricted discretionary activities		
823.183	PC14	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	Oppose	Delete the Advice note at end of 15.12.1.3.
823.184	PC14	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	Seek Amendment	Retain the status quo in clause (a)(iv) – i.e. 5% rather than 10% site landscaping.
823.185	PC14	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	Support	Amend Rule 15.12.2.2 as follows:  <b><u>a. The maximum height of any building shall be 32 metres.</u></b>  <b><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></b>  <b><u>b. The maximum height of any building base shall be 17 metres.</u></b>  <del>€</del> -b. Any application arising from this rule shall not be limited or publicly notified
823.186	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.2 - Built form standards - Central City Mixed Use Zone >	Oppose	Delete Rule 15.12.2.9 in its entirety.

		15.12.2.9 - Minimum number of floors		
823.187	PC14	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	Oppose	Delete Rule 15.12.2.10 in its entirety.
823.188	PC14	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	Oppose	Delete Rule 15.12.2.11 in its entirety.
823.189	PC14	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	Oppose	Delete Rule 15.12.2.12 in its entirety.
823.190	PC14	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	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 <sup>2</sup> of GLFA; <del>and</del>  <b>ii. The total area used for office activities and/or commercial services shall not exceed 450m<sup>2</sup> of GLFA per site, or 450m<sup>2</sup> of GLFA per 500m<sup>2</sup> 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.</b>

823.191	PC14	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	Oppose	Retain the status quo in respect of Rule 15.13.1.1 P13.
823.192	PC14	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	Oppose	Delete proposed new clauses (j)-(m) in Rule 15.13.1.3 RD5.
823.193	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) > 15.13.2.1 - Building height	Oppose	Delete rule 15.13.2.1 as proposed and replace with the following:  <b><u>15.13.2.1 Building height</u></b> <b><u>a. The maximum height of any building shall be 32 metres.</u></b>  <b><u>b. Any application arising from this rule shall not be limited or publicly notified.</u></b>
823.194	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) > 15.13.2.8 - Minimum number of floors	Oppose	Retain the status quo in respect of Rule 15.13.2.10.
823.195	PC14	15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame) > 15.13.2 - Built form standards - Central City	Oppose	Delete Rule 15.12.2.10 in its entirety.



		Mixed Use Zone (South Frame) > 15.13.2.10 - Building tower setbacks		
823.196	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) > 15.13.2.11 - Building tower site coverage	Oppose	Delete Rule 15.12.2.11 in its entirety.
823.197	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) > 15.13.2.12 - Glazing	Oppose	Delete Rule 15.12.2.12 in its entirety.
823.198	PC14	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	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).
823.199	PC14	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	Oppose	Delete Rule 15.14.3.35 in its entirety.
823.200	PC14	15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.3 - Matters of	Oppose	Delete Rule 15.14.3.36 in its entirety.

		discretion for built form standards > 15.14.3.36 - Building height in the Central City Mixed Use Zones		
823.201	PC14	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	Oppose	Delete Rule 15.14.3.37 in its entirety.
823.202	PC14	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	Support	Retain as notified, noting some consequential amendments might be required to the rule title given other submission points sought.
823.203	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone	Seek Amendment	Insert an equivalent Rule 15.12.1.2 C1 in the City Centre Zone, for the Armagh Street Site.
823.204	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.2 - Controlled activities	Seek Amendment	Insert an equivalent Rule 15.12.1.2 C1 in the City Centre Zone, for the Armagh Street Site.
823.205	PC14	19 - Planning Maps > 19.10 - Any other zones	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	PC14	19 - Planning Maps > 19.10 - Any other zones	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.

823.207	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	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.
823.208	PC14	19 - Planning Maps > 19.10 - Any other zones	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	PC14	19 - Planning Maps > 19.10 - Any other zones	Support	Retain the Special Purpose School zoning of the land at 373-375 Manchester Street [identified in original submission].
823.210	PC14	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	Oppose	Delete Rule 15.14.3.39 in its entirety.
823.211	PC14	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	Oppose	Delete Rule 15.14.3.38 in its entirety.
823.212	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.14 - N	Oppose	Delete the definition of 'Neutral building or site'.
823.213	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.9 - I	Oppose	Delete the definition of 'Intrusive building or site'.
823.214	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Support	Delete definition of 'Heritage Building Code works'.
823.215	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Oppose	Delete definition of 'Heritage setting'.
823.216	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential	Oppose	Delete Rule 14.5.3.1.3 Area-specific restricted discretionary activities.

		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		
823.217	PC14	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	Oppose	Delete Policy 9.3.2.2.2 Identification, assessment and scheduling of heritage areas.
823.218	PC14	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	Oppose	Retain status quo.
823.219	PC14	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	Oppose	Retain status quo.
823.220	PC14	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	Oppose	Retain status quo.

823.221	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.3 - How to interpret and apply the rules	Oppose	Delete all references to heritage areas in Rule 9.3.3 "How to interpret and apply the rules".
823.222	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.4 - Rules - Historic heritage	Oppose	Delete all references to heritage areas within rule 9.3.4, including (and in particular) rules RD6-RD8.
823.223	PC14	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	Oppose	Retain status quo for 9.3.6.1(a).
823.224	PC14	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	Oppose	Delete proposed 9.3.6.1(p).
823.225	PC14	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	Oppose	Delete proposed rule 9.3.6.4.
823.226	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.6 - Rules - Matters of discretion > 9.3.6.5 -	Oppose	Delete proposed rule 9.3.6.5.

		Residential Heritage Areas (excluding Akaroa Township Heritage Area) - demolition or relocation of a defining building or contributory building		
823.227	PC14	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	Oppose	Delete proposed rule 9.3.6.6.
823.228	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Oppose	Delete Heritage Item 390 and Heritage Setting 287 regarding 32 Armagh Street from Appendix 9.3.7.2.
823.229	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Oppose	Retain status quo.
823.230	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.4 - Appendix - Heritage	Oppose	Retain status quo.

		item and heritage setting exemptions from zone rules		
823.231	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.7 - Appendix - Residential Heritage Areas - Aerial Maps	Oppose	Delete Appendix 9.3.7.7.
823.232	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.8 - Appendix - Residential Heritage Areas - Site Contributions Maps	Oppose	Delete Appendix 9.3.7.8
823.233	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.9 - Appendix - Residential Heritage Areas - Interface Sites and Character Area Overlap Maps	Oppose	Delete Appendix 9.3.7.9
823.234	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Oppose	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]: 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	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	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.
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## Church Property Trustess

### Submitter 825

Original Submission No	Plan Change	Provision	Position	Decision Requested
825.1	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.1 - A	Oppose	[Retain status quo with regard to the definition of 'Alteration'].
825.2	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.4 - D	Oppose	[Retain status quo with regard to the definition of 'Demolition'].
825.3	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Oppose	[Retain status quo with regard to the definition of 'Heritage setting'].
825.4	PC14	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	Oppose	[Retain status quo with regard to Policy 9.3.2.2.8- Demolition of scheduled historic heritage]. -
825.5	PC14	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	Oppose	Retain status quo for 9.3.6.1(a).
825.6	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Delete Heritage Item 465 and Heritage Setting 220 regarding 65 Riccarton Road from Appendix 9.3.7.2.
825.7	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Delete Heritage Item 465 and Heritage Setting 220 regarding 65 Riccarton Road from Appendix 9.3.7.2.



825.8	PC14	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	Oppose	[Retain the status quo with regard to Appendix 9.3.7.4 Heritage item and heritage setting exemptions].
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## LMM Investments 2012 Limited

### Submitter 826

Original Submission No	Plan Change	Provision	Position	Decision Requested
826.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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]
826.2	PC14	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	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	PC14	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	Seek Amendment	In the alternative, if the TMA is retained there needs to be: <ul style="list-style-type: none"> <li>1. more focussed site-by-site assessments that reflect site specific considerations and mitigation; and</li> <li>2. a clear policy pathway for on-site mitigation.</li> </ul>

826.4	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial contributions	Oppose	The proposed financial contributions policy should be deleted in its entirety.
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## MGZ Investments Limited

### Submitter 827

Original Submission No	Plan Change	Provision	Position	Decision Requested
827.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Support	Approve plan change in line with NPS-UD
827.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Support	Approve plan change in line with NPS-UD
827.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Support	Approve plan change in line with NPS-UD
827.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Approve plan change in line with NPS-UD
827.5	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Rezone 65 Parkston Avenue, Ilam and surrounding area from Medium Density to High Density.
827.6	PC14	20 - All of Plan	Seek Amendment	reject, refuse, or otherwise decline the Qualifying Matters that donot align with that directed by the Central Government through theAmendment Act.
827.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Seek Amendment	reject, refuse, or otherwise decline the Qualifying Matters that donot align with that directed by the Central Government through theAmendment Act.

827.8	PC14	20 - All of Plan	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.
827.9	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Rezone 65 Parkston Avenue, Ilam and surrounding area from Medium Density to High Density.

## Kiwi Rail

### Submitter 829

Original Submission No	Plan Change	Provision	Position	Decision Requested
829.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.7 - Rules - Activities near infrastructure > 6.1.7.2 - Activity standards	Seek Amendment	<p>Amend Rule 6.1.7.2 to include the following vibration standard:</p> <p>NOISE-RX- Permitted Activity</p> <p><u>Indoor railway vibration</u></p> <ol style="list-style-type: none"> <li><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></li> <li><u>Compliance with standard 1 above shall be achieved by a report submitted to the council demonstrating compliance with the following matters:</u></li> </ol> <p><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></p> <p><u>(b) the new building or alteration to an existing building is a single-storey framed residential building with:</u></p>

				<p><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></p> <p><u>ii. vibration isolation separating the sides of the floor slab from the ground; and</u></p> <p><u>iii. no rigid connections between the building and the ground.</u></p> <p><u>Matters of discretion</u></p> <p><u>(a) location of the building;</u></p> <p><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></p> <p><u>(c) the outcome of any consultation with KiwiRail.</u></p> <p>-</p>
829.2	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity	Support	Retain identification of the NZ Rail Network as a qualifying matter.

		status tables > 14.4.1.3 - Restricted discretionary activities		
829.3	PC14	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	Support	Retain the identification of of the NZ Rail Network as a qualifying matter.
829.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity	Support	Retain the identification of the NZ Rail Network as a qualifying matter.

		status tables > 14.5.1.3 - Restricted discretionary activities		
829.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Support	Retain the identification of the NZ Rail Network as a qualifying matter.
829.6	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.1 - Activity status tables > 14.8.1.3 - Restricted discretionary activities	Support	Retain the identification of the NZ Rail Network as a qualifying matter.

829.7	PC14	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	Support	Retain the identification of the NZ Rail Network as a qualifying matter.
829.8	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.1 - Activity status table > 14.12.1.3 - Restricted discretionary activities	Support	Retain the identification of the NZ Rail Network as a qualifying matter.
829.9	PC14	14 - Residential > 14.5 - Rules -	Seek Amendme nt	Amend Rule 14.5.2.7 as follows:

		Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks		14.5 Rules – Residential Medium Density Residential Zone	<p><b>14.5.2.7 Minimum building setbacks from internal boundaries and railway lines</b></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><b>4-5</b> metres from the rail corridor boundary</p>
829.10	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Seek Amendment	Amend RD12 as follows:	
				14.5.1.3 Restricted discretionary activities	<p>RD12. Buildings that do not meet Rule 14.5.2.7(v) relating to rail corridor boundary setbacks</p> <p>The Council's discretion shall be limited to the following matters:</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 <b>while providing for the safe and efficient operation of the rail network.</b></p>
829.11	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards >	Seek Amendment	Amend Rule 14.6.2.3 as follows:	



		14.6.2.3 - Setbacks		14.6 Rules – <u>High Density Residential Central City Zone</u>	<p><b>14.6.2.3 Road boundary building Setbacks</b></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>		
829.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	Amend RD10 as follows:	<table border="1"> <tr> <td>14.6.1.3 Restricted discretionary activities</td> <td> RD10  a. Buildings that do not meet Rule 14.6.2.3 – Setbacks.  b. Any application arising from Rule 14.6.2.3.a.i shall not be limited or publicly notified.  c. Any application arising from this rule, for up to three residential units per site shall not be publicly notified. </td> </tr> </table>	14.6.1.3 Restricted discretionary activities	RD10 a. Buildings that do not meet Rule 14.6.2.3 – Setbacks. b. Any application arising from Rule 14.6.2.3.a.i shall not be limited or publicly notified. c. Any application arising from this rule, for up to three residential units per site shall not be publicly notified.
14.6.1.3 Restricted discretionary activities	RD10 a. Buildings that do not meet Rule 14.6.2.3 – Setbacks. b. Any application arising from Rule 14.6.2.3.a.i shall not be limited or publicly notified. c. Any application arising from this rule, for up to three residential units per site shall not be publicly notified.						

					<p><u>d. Any application arising from (iv) shall not be publicly notified and shall be limited notified 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 railway 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>
829.13	PC14	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	Seek Amendment	Amend Rule 15.6.2.8 as follows:	<p><del>15.56.2</del> Built form standards – Commercial Local Neighbourhood Centre Zone</p> <p><b>15.56.2.8 Minimum building setback from railway corridor outside the Central City</b></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 <del>4</del> <b>5</b> metres</p>
829.14	PC14	14 - Residential > 14.12 - Rules -	Seek Amendment	Retain the identification of the NZ Rail Network as a qualifying matter.	

		<p>Future Urban Zone &gt;  14.12.2 - Built form standards &gt;  14.12.2.5 - Minimum building setbacks from internal boundaries and railway lines</p>				
829.15	PC14	<p>15 - Commercial &gt;  15.4 - Rules - Town Centre Zone &gt;  15.4.2 - Built form standards - Town Centre Zone &gt;  15.4.2.9 - Minimum building setback from railway corridor</p>	Seek Amendment	<p>Amend Rule 15.4.2.9 as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 5px;"> <p>15.4 Rules – <del>Commercial Core</del> <u>Town Centre</u> Zone</p> </td> <td style="width: 40%; padding: 5px;"> <p><b>15.4.2.9 Minimum building setback from railway corridor</b>  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 <b>4.5</b> metres.</p> </td> </tr> </table>	<p>15.4 Rules – <del>Commercial Core</del> <u>Town Centre</u> Zone</p>	<p><b>15.4.2.9 Minimum building setback from railway corridor</b>  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 <b>4.5</b> metres.</p>
<p>15.4 Rules – <del>Commercial Core</del> <u>Town Centre</u> Zone</p>	<p><b>15.4.2.9 Minimum building setback from railway corridor</b>  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 <b>4.5</b> metres.</p>					
829.16	PC14	<p>15 - Commercial &gt;  15.5 - Rules – Local Centre Zone &gt;  15.5.2</p>	Seek Amendment	<p>Amend Rule 15.5.2.9 as follows:</p>		

		- Built form standards - Local Centre Zone > 15.5.2.9 - Minimum building setback from railway corridor		15.45.2 – Built form standards – Commercial Core <u>Local Centre</u> Zone	<b>15.45.2.9 Minimum building setback from railway corridor</b> 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 <b>4.5</b> metres.
829.17	PC14	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	Seek Amendment	Amend Rule 15.7.2.8 as follows:	
				<b>15.67.2</b> Built form standards – Commercial Banks Peninsula Zone	<b>15.67.2.8 Minimum building setback from railway corridor</b> 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 <b>4.5</b> metres.
829.18	PC14	15 - Commercial > 15.8 - Rules - Large Format	Seek Amendment	Amend Rule 15.8.2.8 as follows:	

		Retail Zone > 15.8.2 - Built form standards - Large Format Retail Zone > 15.8.2.8 - Minimum building setback from railway corridor		<p><del>15.78.2. Built form standards – Commercial Retail Park Large Format Retail Zone</del></p>	<p><b>15.78.2.8 Minimum building setback from railway corridor</b></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 <b>4.5</b> metres.</p>
829.19	PC14	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	Seek Amendment	<p>Amend Rule 15.9.2.9 as follows:</p>	<p><del>15.89.2 Built form standards – Commercial Office Zone</del></p> <p><b>15.89.2.9 Minimum building setback from railway corridor</b></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 <b>4.5</b> metres.</p>
829.20	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone >	Seek Amendment	<p>Amend Rule 15.10.2.8 as follows:</p>	

		15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.8 - Minimum building setback from railway corridor		<p><del>15.9</del><del>10.2</del> Built form standards – Commercial Mixed Use Zone</p> <p><b>15.910.2.8 Minimum building setback from railway corridor</b>  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 <b>4.5</b> metres.</p>
829.21	PC14	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	Seek Amendment	<p>Amend 15.14.3.10 as follows:</p> <p><del>15.13</del><del>14.3</del> Matters of discretion for built form standards</p> <p><b>15.1314.3.10 Minimum building setback from the railway corridor</b>  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>
829.22	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A -	Support	Retain identification of the NZ Rail Network as a qualifying matter.

		Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters		
829.23	PC14	19 - Planning Maps > 19.9 - Any other QMs	Support	Retain identification of the NZ Rail Network as a qualifying matter.

### Catherine Gallagher

### Submitter 830

Original Submission No	Plan Change	Provision	Position	Decision Requested
830.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.

## Anthony Gallagher

### Submitter 831

Original Submission No	Plan Change	Provision	Position	Decision Requested
831.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Limit[the extent of] the High Density Residential Zone 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 this stretch of Papanui Road through the Strowan suburb.

## Finn Jackson

### Submitter 832

Original Submission No	Plan Change	Provision	Position	Decision Requested
832.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
832.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
832.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
832.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards >	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.



		14.12.2.7 - Landscaping and tree canopy cover		
832.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
832.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
832.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
832.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
832.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
832.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
832.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Supports] high-density housing near the city and commercial centres.
832.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
832.13	PC14	20 - All of Plan	Seek Amendment	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

832.14	PC14	14 - Residential	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.
832.15	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.4 - Site coverage	Seek Amendment	Seek amendments to include additional requirements for permeable surfaces in dense areas to prevent flooding.
832.16	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	Support	Seek amendments to include additional requirements for permeable surfaces in dense areas to prevent flooding.

### Andrew Kyle

#### Submitter 833

Original Submission No	Plan Change	Provision	Position	Decision Requested
833.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	That the 50dBA air noise contour be excluded from becoming a Qualifying Matter.
833.2	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Oppose	That the 50dBA air noise contour be excluded from becoming a Qualifying Matter.

### Kāinga Ora – Homes and Communities

#### Submitter 834

Original Submission No	Plan Change	Provision	Position	Decision Requested
834.1	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.3 -	Seek Amendment	1. Amend clause (a)(ii) as follows:

		Objective - Ngai Tahu mana whenua		Ngāi Tahu mana whenua's <b>aspirations to actively participate priorities for their well-being and prosperity are recognised and provided for</b> in the revitalisation of Ōtautahi, <b>including the provision of Papakāinga/Kāinga Nohoanga are recognised</b> ; and
834.2	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.4 - Objective - Housing bottom lines and choice	Support	Support the proposed referenceto Papakāinga/Kāinga Nohoanga as a new clause(b)(ii).
834.3	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.7 - Objective -- Well-functioning urban environment	Seek Amendment	2. Retain the objective as notified, exceptfor:  Delete clause (a)(i)(A)  <b>Contrasting building clusters withinthe cityscape and the widerperspective of the Te Poho-oTamatea/the Port Hills andCanterbury plains; and</b>  Amend clause (a)(E)(iii) as follows:  1. The cultural traditions and norms ofNgāi Tahu mana whenua, <b>includingthe provision of Papakāinga/Kāinga Nohoanga</b>  2. Update clause numbering.
834.4	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.8 - Objective - Urban growth, form and design	Seek Amendment	Amend clause (a)(E)(iii) as follows:  1. The cultural traditions and norms ofNgāi Tahu mana whenua, <b>includingthe provision of Papakāinga/Kāinga Nohoanga</b>  2. Update clause numbering.
834.5	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.8 - Objective - Urban growth, form and design	Support	1. Retain objective as notified, exceptfor the deletion of existing clause(a)(ii):

				<p><b>Has its areas of special character and amenity value identified and their specifically recognised values appropriately managed; and</b></p> <p>2. Amend clause (a)(iv.)(A) as follows:</p> <p><b><u>in and around the Central City, Key Activity Centres (as identified in the Canterbury Regional Policy Statement), Town Centre, and larger Local neighbourhood centres, and nodes of core public transport routes; and</u></b></p>
834.6	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.10 - Objective - Natural and cultural environment	Oppose	<p>Delete proposed clause (a)(ii)(E):</p> <p><b><del>Tree canopy cover in areas of residential activity that maintains and enhances the city's biodiversity and amenity, sequesters carbon, reduces stormwater runoff, and mitigates heat island effects; and</del></b></p>
834.7	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.13 - Objective - Infrastructure	Oppose	Delete clause (b.)(iii.).
834.8	PC14	6 - General Rules and Procedures	Support	<p>6.1A qualifying matters</p> <ol style="list-style-type: none"> <li>1. Retain the Sites of Ecological Significance qualifying matter.</li> <li>2. Retain the Outstanding and Significant Natural Features qualifying matter.</li> <li>3. Retain the Sites of Cultural Significance qualifying matter.</li> </ol>
834.9	PC14	9 - Natural and Cultural Heritage > 9.1 - Indigenous Biodiversity and Ecosystems > 9.1.4 -	Support	1. Retain the Sites of Ecological Significance qualifying matter.

		Rules > 9.1.4.1 - Activity status tables > 9.1.4.1.1 - Permitted activities		<p>2. Retain the Outstanding and Significant Natural Features qualifying matter.</p> <p>3. Retain the Sites of Cultural Significance qualifying matter.</p>
834.10	PC14	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	Support	<p>1. Retain the Sites of Ecological Significance qualifying matter.</p> <p>2. Retain the Outstanding and Significant Natural Features qualifying matter</p> <p>3. Retain the Sites of Cultural Significance qualifying matter.</p>
834.11	PC14	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	Support	<p>1. Retain the Sites of Ecological Significance qualifying matter.</p> <p>2. Retain the Outstanding and Significant Natural Features qualifying matter.</p> <p>3. Retain the Sites of Cultural Significance qualifying matter.</p>
834.12	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.3 - Restricted discretionary activities	Support	<p>RD 11 Subdivision of land</p> <p>1. Retain the Sites of Ecological Significance qualifying matter.</p> <p>2. Retain the Outstanding and Significant Natural Features qualifying matter.</p> <p>3. Retain the Sites of Cultural Significance qualifying matter.</p>
834.13	PC14	8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks > 8.9.2 - Activity status tables >	Support	<p>RD5 Earthworks</p> <p>1. Retain the Sites of Ecological Significance qualifying matter.</p>

		8.9.2.3 - Restricted discretionary activities		<p>2. Retain the Outstanding and Significant Natural Features qualifying matter.</p> <p>3. Retain the Sites of Cultural Significance qualifying matter.</p>
834.14	PC14	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	Support	<p>1. Retain the Sites of Ecological Significance qualifying matter.</p> <p>2. Retain the Outstanding and Significant Natural Features qualifying matter.</p> <p>3. Retain the Sites of Cultural Significance qualifying matter.</p>
834.15	PC14	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	Support	<p>1. Retain the Sites of Ecological Significance qualifying matter.</p> <p>2. Retain the Outstanding and Significant Natural Features qualifying matter.</p> <p>3. Retain the Sites of Cultural Significance qualifying matter.</p>
834.16	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.3 - Restricted discretionary activities	Support	<p>1. Retain the Sites of Ecological Significance qualifying matter.</p> <p>2. Retain the Outstanding and Significant Natural Features qualifying matter.</p> <p>3. Retain the Sites of Cultural Significance qualifying matter</p>
834.17	PC14	8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks > 8.9.2 -	Support	<p>1. Retain the Sites of Ecological Significance qualifying matter.</p>

		Activity status tables > 8.9.2.3 - Restricted discretionary activities		<p>2. Retain the Outstanding and Significant Natural Features qualifying matter.</p> <p>3. Retain the Sites of Cultural Significance qualifying matter.</p>
834.18	PC14	6 - General Rules and Procedures	Support	<p>6.1A qualifying matters Table 1</p> <p>Retain the Slope Hazard Areas qualifying matter.</p>
834.19	PC14	5 - Natural Hazards > 5.6 - Rules - Slope instability > 5.6.1 - Activity status for Slope Instability Management Areas	Support	Retain the Slope Hazard area qualifying matter.
834.20	PC14	6 - General Rules and Procedures	Seek Amendment	<p>6.1 A Qualifying matters</p> <p>1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps.</p> <p>2. Reduce the Tsunami Management Area to a 1:100 year hazard.</p> <p>3. Amend and make consequential changes to give effect to this submission.</p>
834.21	PC14	5 - Natural Hazards > 5.4 - Rules - Flood hazard > 5.4.5 - Activities and earthworks in the Flood Ponding Management Area	Seek Amendment	<p>1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps.</p> <p>2. Reduce the Tsunami Management Area to a 1:100 year hazard.</p> <p>3. Amend and make consequential changes to give effect to this submission.</p>

834.22	PC14	5 - Natural Hazards > 5.4 - Rules - Flood hazard > 5.4.6 - Activities in the High Flood Hazard Management Area	Seek Amendment	<p>1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps.</p> <p>2. Reduce the Tsunami Management Area to a 1:100 year hazard.</p> <p>3. Amend and make consequential changes to give effect to this submission.</p>
834.23	PC14	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	Seek Amendment	<p>5.2.2.5.1 Managing development in Qualifying matter coastal hazard Management Areas 5.4A1-5.4A6 Rules - Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area.</p> <p>1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps.</p> <p>2. Reduce the Tsunami Management Area to a 1:100 year hazard.</p> <p>3. Amend and make consequential changes to give effect to this submission.</p>
834.24	PC14	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	Seek Amendment	<p>1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps.</p> <p>2. Reduce the Tsunami Management Area to a 1:100 year hazard.</p> <p>3. Amend and make consequential changes to give effect to this submission.</p>
834.25	PC14	6 - General Rules and Procedures	Seek Amendment	6.1A 1. Retain Significant and Other Tree Qualifying Matter.



834.26	PC14	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	Seek Amendment	1. Retain Significant and Other TreeQualifying Matter. 2. Amend Rule 9.4.4.1.1 P12 asfollows:  Rule 9.4.4.1.1 P12 - Activities shall beundertaken by, or under the supervisionof, a works arborist. <b>employed orcontracted by the Council or a networkutility operator.</b>
834.27	PC14	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	Support	1. Retain Significant and Other TreeQualifying Matter.
834.28	PC14	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	Support	RD1-RD8 1. Retain Significant and Other TreeQualifying Matter.
834.29	PC14	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	Support	1. Retain Significant and Other TreeQualifying Matter.
834.30	PC14	6 - General Rules and Procedures	Seek Amendment	Remove 'Environmental AssetWaterways' and 'Network Waterways' asqualifying matter, unless a site by siteassessment has been undertaken thatdemonstrates why development that isotherwise permitted under MDRS isinappropriate.

834.31	PC14	6 - General Rules and Procedures > 6.6 - Water Body Setbacks > 6.6.4 - Rules - Activity status tables - City and Settlement Water Body Setbacks	Seek Amendment	6.6.4 City and Settlement Water Body Setbacks 6.6.4.1-6.6.4.4 Activities within waterbody setbacks  Remove 'Environmental Asset Waterways' and 'Network Waterways' as qualifying matter, unless a site by site assessment has been undertaken that demonstrates why development that is otherwise permitted under MDRS is inappropriate.
834.32	PC14	6 - General Rules and Procedures	Oppose	Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety.
834.33	PC14	18 - Open Space	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.
834.34	PC14	13 - Specific Purpose Zones > 13.14 - Specific Purpose (Otakaro Avon River Corridor) Zone	Oppose	13.14 Specific Purpose (Ōtākaro 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
834.35	PC14	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 >	Oppose	Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety.

		15.4.3.2.1 - Maximum building height		
834.36	PC14	15 - Commercial > 15.15 - Appendices > 15.15.1 - Appendix - Town Centre Zone (Belfast/Northwood) Outline Development Plan	Oppose	Delete the Open Space (recreation zone) qualifying matter and any relevant provisions proposed in its entirety.
834.37	PC14	6 - General Rules and Procedures	Oppose	<p>6.1A Qualifying matters Residential Character areas</p> <ol style="list-style-type: none"> <li>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.</li> <li>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 C14.5.3.2.3 Building height – Character Area Overlays, and 14.5.3.2.5 – 14.5.3.2.14 Built form rules – Character Area Overlays.</li> <li>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</li> </ol>
834.38	PC14	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 -	Seek Amendment	<ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol>

		Area-specific permitted activities		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.
834.39	PC14	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	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>
834.40	PC14	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	Seek Amendment	<p>14.5.3.1.3, RD6, RD14 Area specific rules and character 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</p>

				Papakāinga/Kāinga Nohoanga, noting that local Rūnanga have purchased the former Lyttelton West School Site.
834.41	PC14	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	Seek Amendment	<p>14.5.3.2.3 Building height - Character Area Overlays</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol>
834.42	PC14	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	Seek Amendment	<p>14.5.3.2.5 – 14.5.3.2.14 Builtform rules – Character Area Overlays.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol>

834.43	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.27 - Character Area Overlay	Seek Amendment	<p>14.15.27 Matters of discretion- Character Area Overlays.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol>
834.44	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.1 - Activity status tables > 14.8.1.1 - Permitted activities	Seek Amendment	<p>14.8.1.1 P18 – Conversion totwo residential units –LytteltonCharacter Area.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol>

834.45	PC14	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	Seek Amendment	<p>14.8.3.1.1 P5 – Minorresidential unit in LytteltonCharacter Area or LytteltonResidential Heritage Area.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol>
834.46	PC14	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	Seek Amendment	<p>14.8.3.1.2 C3 – Newresidential unit to rear LytteltonCharacter Area.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol>

834.47	PC14	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	Seek Amendment	<p>14.8.3.1.3 RD3 – Lyttelton Character Overlay – new buildings, alterations etc.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol>
834.48	PC14	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	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"> <li>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.</li> <li>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.</li> <li>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.</li> </ol>



834.49	PC14	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	Seek Amendment	<p>14.8.3.1.3 RD11 - Lyttelton Character Area or Lyttelton Residential Heritage Area –not meeting minor residential units rules.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol>
834.50	PC14	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	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> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> </ol>

834.51	PC14	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	Seek Amendment	14.8.3.2.7 – 14.8.3.2.12 -Builtform rules – LytteltonCharacter Area only  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.
834.52	PC14	6 - General Rules and Procedures	Support	6.1A Qualifying matters.Table 1 - Qualifying Matters -Provisions that may reduce thelevel of enablement of MediumDensity Residential Standardsand/or intensification enabledunder Policy 3.  Retain Electricity Transmission Corridorsqualifying matter only to the extent of thecorridor as defined in the NES ET.
834.53	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables > 14.4.1.5 - Non-complying activities	Support	14.4.1.5 NC6 – NC7 NationalGrid transmission anddistribution lines.  Retain Electricity Transmission Corridorsqualifying matter only to the extent of thecorridor as defined in the NES ET.
834.54	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables >	Support	14.5.1.5 NC2 – NC3 NationalGrid transmission anddistribution lines.  Retain Electricity Transmission Corridorsqualifying matter only to the extent of thecorridor as defined in the NES ET.

		14.5.1.5 - Non-complying activities		
834.55	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.1 - Activity status tables > 14.7.1.5 - Non-complying activities	Support	14.7.1.5 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.
834.56	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.1 - Activity status table > 14.12.1.5 - Non-complying activities	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.
834.57	PC14	6 - General Rules and Procedures	Oppose	Qualifying matters - Airport Noise Influence Area  Delete this qualifying matter and all proposed provisions.
834.58	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone	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
834.59	PC14	6 - General Rules and Procedures	Support	6.1A Qualifying matters Lyttelton Port Influence Overlay  Retain Lyttelton Port qualifying matter.
834.60	PC14	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	Support	14.8.3.1.1 – 14.8.3.1.5 Area specific rules - Lyttelton Port Influence Overlay  Retain Lyttelton Port qualifying matter

834.61	PC14	6 - General Rules and Procedures	Oppose	6.1A Qualifying matters NZ Rail Network Interface Sites. Delete NZ Rail Network Interface Sites qualifying matter
834.62	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.7 - Rules - Activities near infrastructure	Oppose	Delete NZ Rail Network Interface Sites qualifying matter
834.63	PC14	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	Oppose	14.4.1.3 RD28 Delete NZ Rail Network Interface Sites qualifying matter.
834.64	PC14	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	Oppose	14.4.2.7 Setback from rail corridor. Delete NZ Rail Network Interface Sites qualifying matter.
834.65	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Oppose	14.5.1.3 RD12 Setback from rail corridor. Delete NZ Rail Network Interface Sites qualifying matter.

834.66	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Oppose	14.5.2.7 Setback from rail corridor  Delete NZ Rail Network Interface Sites qualifying matter.
834.67	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.1 - Activity status tables > 14.8.1.3 - Restricted discretionary activities	Oppose	14.8.1.3 RD16 Delete NZ Rail Network Interface Sites qualifying matter.
834.68	PC14	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	Oppose	14.8.2.4 Setback from rail corridor. Delete NZ Rail Network Interface Sites qualifying matter.
834.69	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.1 - Activity status table > 14.12.1.3 - Restricted discretionary activities	Oppose	14.12.1.3 RD13 Delete NZ Rail Network Interface Sites qualifying matter.
834.70	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.5 - Minimum building setbacks from	Oppose	14.12.2.5 Setback from rail corridor. Delete NZ Rail Network Interface Sites qualifying matter.

		internal boundaries and railway lines		
834.71	PC14	6 - General Rules and Procedures	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.
834.72	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors	Support	
834.73	PC14	6 - General Rules and Procedures	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
834.74	PC14	8 - Subdivision, Development and Earthworks	Seek Amendment	8.9A Waste water constraint areas  Amend as follows: The Council's discretion shall be limited to the following matters:  <b><u>c. The ability to connect into any nearby non-vacuum wastewater system.</u></b>  <b><u>d. The extent to which alternative waste water solutions are available that do not adversely affect the function of the Council's waste water systems.</u></b>
834.75	PC14	6 - General Rules and Procedures	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.
834.76	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	14.5.2.6 – Height in relation to boundary, Delete the Sunlight Access qualifying matter and all associated provisions.
834.77	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	14.6.2.2 – Height in relation to Boundary. Delete the Sunlight Access qualifying matter and all associated provisions.
834.78	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.2 - Site density and site coverage	Oppose	14.15.2 – Diagram D. Delete the Sunlight Access qualifying matter and all associated provisions.
834.79	PC14	14 - Residential > 14.1 - Introduction	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ
834.80	PC14	14 - Residential > 14.2 - Objectives and Policies	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ
834.81	PC14	14 - Residential > 14.3 - How to interpret and apply the rules	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.  2. Rezone all areas subject to this QM to MRZ

834.82	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ.
834.83	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ.
834.84	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone	Oppose	1.. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ
834.85	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ
834.86	PC14	14 - Residential > 14.16 - Appendices	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ.
834.87	PC14	6 - General Rules and Procedures	Oppose	6.1A Qualifying matters Industrial Interface  Delete the Industrial Interface Qualifying Matter and all associated provisions.
834.88	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.15 - North Halswell	Oppose	Delete the Industrial Interface Qualifying Matter and all associated provisions.
834.89	PC14	8 - Subdivision, Development and Earthworks > 8.7 - Rules as to matters of control - subdivision > 8.7.13 - Additional matters - Medium and High Density	Oppose	Delete the Industrial Interface Qualifying Matter and all associated provisions.



		Residential Zones in North Halswell		
834.90	PC14	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	Oppose	Delete the Industrial Interface Qualifying Matter and all associated provisions.
834.91	PC14	6 - General Rules and Procedures	Oppose	<p>1. Delete the Riccarton Bush Interface Qualifying Matter and all associated provisions.</p> <p>2. The existing tree setbacks in Chapter 9.4 are retained</p>
834.92	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	<p>1. Delete the Riccarton Bush Interface Qualifying Matter and all associated provisions.</p> <p>2. The existing tree setbacks in Chapter 9.4 are retained.</p>
834.93	PC14	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	Oppose	<p>1. Delete the Riccarton Bush Interface Qualifying Matter and all associated provisions.</p> <p>2. The existing tree setbacks in Chapter 9.4 are retained.</p>
834.94	PC14	8 - Subdivision, Development and	Support	Retain Clause (g) as notified.

		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		
834.95	PC14	6 - General Rules and Procedures	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.
834.96	PC14	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	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.
834.97	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.17 - Location of outdoor mechanical ventilation	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.
834.98	PC14	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	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.

		Matter City Spine Transport Corridor		
834.99	PC14	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	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.
834.100	PC14	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	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.
834.101	PC14	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	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.
834.102	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone >	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.

		15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.10 - Minimum road boundary setback - Qualifying Matter City Spine Transport Corridor		
834.103	PC14	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	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.
834.104	PC14	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	Oppose	Delete the Key Transport Corridors – CitySpine Qualifying Matter and all associated provisions.
834.105	PC14	6 - General Rules and Procedures	Support	Retain sites of historic heritage items and their settings (City Centre Zone) - Cathedral Square, New Regent Street, the Arts Centre
834.106	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone	Support	15.11.1.2 C2 Works at 100 Cathedral Square 15.11.1.3 RD11 buildings on New Regent Street, the Arts Centre, and in the Central City Heritage Qualifying Matter and Precinct.  Retain sites of historic heritage items and their settings (City Centre Zone) - Cathedral Square, New Regent Street, the Arts Centre

834.107	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone	Support	15.11.2.11 Building height in area-specific precincts  Retain sites of historic heritage items and their settings (City Centre Zone) - Cathedral Square, New Regent Street, the Arts Centre.
834.108	PC14	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	Not Stated	
834.109	PC14	15 - Commercial > 15.15 - Appendices > 15.15.1 - Appendix - Town Centre Zone (Belfast/Northwood) Outline Development Plan	Not Stated	
834.110	PC14	5 - Natural Hazards > 5.2 - Objectives and Policies > 5.2.2 - Natural hazards policies > 5.2.2.5 - BLANK	Seek Amendment	Policy 5.2.2.5.1 – Managing development in Qualifying Matter Coastal Hazard Management Areas  Amend the policy as follows:

				<p>Within the following Qualifying Matters, development, subdivision and land use that would provide for intensification of any site shall be avoided, unless the risk is from coastal inundation and a site specific assessment demonstrates the risk is <b>medium</b>, low or very low based on thresholds defined in Table 5.2.2.5.1 below</p>
834.111	PC14	5 - Natural Hazards > 5.2 - Objectives and Policies > 5.2.2 - Natural hazards policies > 5.2.2.5 - BLANK	Seek Amendment	<p>Policy 5.2.2.5.2 - Managing development within Qualifying Matter Tsunami Management Area.</p> <p>1. Amend Policy 5.2.2.5.2 as follows: Within the Tsunami Management Area Qualifying Matter, <b>avoid discourage</b> development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable.</p> <p>2. Alternatively the Policy framework could be retained if the geographic extent of the QM matter is better aligned with a 1:100 return period or covers an area reflective of the Tsunami Inundation area identified by the Greater Christchurch Partnership as part of its consultation on the Greater Christchurch Spatial Plan.</p>
834.112	PC14	5 - Natural Hazards > 5.4 - Rules - Flood hazard	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. Delete all references to maps within the District Plan.</p> <p>3. Undertake any consequential amendments to zones, overlays, precincts, and qualifying matters to reflect the relief sought in the submission.</p>
834.113	PC14	5 - Natural Hazards > 5.4 - Rules - Flood hazard > 5.4.1 - Activities and earthworks in the Flood Management Area >	Seek Amendment	<p>Exemptions for daylight recession planes in the Flood Management Area</p> <p>Amend rules as follows:</p>

		5.4.1.3 - Exemptions for daylight recession planes in the Flood Management Area		<p>5.4.1.3 a. For P1 and P2 in Rule 5.4.1.1, the applicable daylight recession plane in residential zones <del>(other than in the Medium Density Residential Zone and High Density Residential Zone)</del> shall be determined as if the ground level at the relevant boundary was the minimum floor level set in the activity specific standards in Rule 5.4.1.1, or natural ground level, whichever is higher.</p> <p>5.4.1.3b. For P3 and P4 in Rule 5.4.1.1, the applicable daylight recession plane in residential zones <b><u>(other than in the Medium Density Residential Zone and High Density Residential Zone)</u></b> 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><b><u>viii. Rule 14.5.2.6 Height in relation to boundary – Medium Density Residential Zone</u></b>  <b><u>ix. Rule 14.6.2.2 Height in relation to boundary – High Density Residential Zone</u></b></p>
834.114	PC14	5 - Natural Hazards > 5.4 - Rules - Flood hazard	Seek Amendment	<p>5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area</p> <ol style="list-style-type: none"> <li>1. Delete all references in all rules in this section that refer to maps.</li> <li>2. Include a rule to provide for a Controlled Activity to subdivide within the Tsunami Management Area.</li> <li>3. Amend Rule 5.4A.5 NC3 as follows: <ol style="list-style-type: none"> <li>a. <b>Development, <del>subdivision</del> and land use that would provide for residential intensification of any site within the</b></li> </ol> </li> </ol>

				<p><b>Qualifying Matter Tsunami Management Area except that permitted or controlled in Rules 14.4.1 and 14.4.2.</b></p> <p>4. Any consequential amendments to zones, overlays, precincts, and qualifying matters to reflect the relief sought in the submission.</p>
834.115	PC14	6 - General Rules and Procedures	Oppose	Delete Section 6.10A and all associated provisions
834.116	PC14	8 - Subdivision, Development and Earthworks > 8.3 - Administration	Oppose	Delete Section 6.10A and all associated provisions.
834.117	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables	Oppose	Delete Section 6.10A and all associated provisions.
834.118	PC14	8 - Subdivision, Development and Earthworks > 8.7 - Rules as to matters of control - subdivision > 8.7.12 - Tree canopy cover and financial contributions	Oppose	Delete Section 6.10A and all associated provisions.
834.119	PC14	14 - Residential	Oppose	<p>Rules 14.4.2.– 14.11.2 – Residential Built Form Standards.</p> <p>Delete Section 6.10A and all associated provisions.</p>
834.120	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables >	Oppose	<p>14.6.1.3 RD13.</p> <p>Delete Section 6.10A and all associated provisions</p>



		14.6.1.3 - Restricted discretionary activities		
834.121	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Oppose	Delete Section 6.10A and all associated provisions.
834.122	PC14	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	Seek Amendment	Policy 8.2.2.1 – Recovery activities. Delete the policy as notified.
834.123	PC14	8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.1 - How to interpret and apply the rules	Oppose	Clause 8.3.1(e)-(f) – how to apply to the rules  Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.
834.124	PC14	8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.3 - Development and financial contributions	Oppose	Clause 8.3.3(b) – financial contributions  Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.
834.125	PC14	8 - Subdivision, Development and Earthworks > 8.3 -	Support	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules

		Administration > 8.3.7 - Consent notice		
834.126	PC14	8 - Subdivision, Development and Earthworks > 8.7 - Rules as to matters of control - subdivision > 8.7.12 - Tree canopy cover and financial contributions	Oppose	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.
834.127	PC14	8 - Subdivision, Development and Earthworks > 8.4 - Rules - Subdivision General Rules > 8.4.1 - General rules > 8.4.1.1 - Notification	Support	Retain 8.4.1.1 as notified.
834.128	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.2 - Controlled activities	Support	Retain C8 and C9 as notified
834.129	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.3 - Restricted discretionary activities	Support	Retain RD2(c) and RD2A as notified.
834.130	PC14	8 - Subdivision, Development and Earthworks > 8.6 -	Oppose	Amend clause 8.63.1(c) as follows:

		Activity standards > 8.6.1 - Minimum net site area and dimension		<p><b><u>The creation of vacant allotments that do not contain an existing or consented residential unit Allotments</u></b> in the Medium Density (<b><u>including MRZHills</u></b>), and High Density Residential Zones, shall <del>have</del> accommodate a <b><u>minimum dimension-shape factor of 10m 8m x 15m.</u></b> <del>Within the Medium Density Residential (Residential Hills Precinct) Zone the allotment shall have a minimum dimension of 17m x 12m.</del></p> <p><b><u>This shape factor shall be located outside of:</u></b></p> <p><b><u>1. Land which may be subject to instability or is otherwise geotechnically unsuitable;</u></b></p> <p><b><u>2. Any existing or proposed easement areas required for access or services purposes;</u></b></p> <p><b><u>3. Network Utilities, including private and public lines.</u></b></p>
834.131	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Oppose	<p>Table 1 – Minimum net site area Clause (a) and (c) Table 6 – Allotments with existing or proposed buildings.</p> <p>Delete Table 1 and Table 6.</p>
834.132	PC14	8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks > 8.9.2 - Activity status tables > 8.9.2.1 - Permitted activities	Seek Amendment	Amend Table 9(d) so the maximum volume is <b><u>50m<sup>3</sup> to 250m<sup>3</sup></u></b> [sic] / site <b><u>net fill above existing ground level</u></b>
834.133	PC14	12 - Papakainga/Kainga Nohoanga Zone > 12.4 - Rules - Maori Land >	Seek Amendment	Amend the Papakainga/Kainga Nohoanga Zone activity table and built form standards to align with the built form rules in the MRZ.

		12.4.1 - Activity status tables - Maori land		
834.134	PC14	12 - Papakainga/Kainga Nohoanga Zone > 12.5 - Rules-Matters of discretion-Maori Land > 12.5.1 - Internal boundary setback	Support	Amend the Papakāinga/Kāinga Nohoanga Zone activity table and built form standards to align with the built form rules in the MRZ.
834.135	PC14	8 - Subdivision, Development and Earthworks	Oppose	Amend the subdivision standards for the Papakāinga/ Kāinga Nohoanga Zone to align with MRZ outcomes.
834.136	PC14	14 - Residential > 14.1 - Introduction	Seek Amendment	14.1(e) Introduction to residential policies. Retain statement. Amend reference at the end of the statement to “...subclause <b>g f</b> ”
834.137	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply	Support	Retain the objective
834.138	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.1 - Policy - Housing distribution and density	Seek Amendment	Policy 14.2.1.1 – Policy – Housing distribution and density Retain clauses (a)(ii) and (iii). Add a new clause (a)(iv) as follows (with consequential renumbering of subsequent clauses): <b><u>(iv) medium density residential development is established across the majority of the City unless precluded by a qualifying matter.</u></b>
834.139	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.1	Support	Table 14.2.1.1a – Zone descriptions. Retain zone descriptions

		- Policy - Housing distribution and density		
834.140	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.2 - Policy - Residential development in Banks Peninsula	Support	Policy 14.2.1.2 and 14.2.1.3  Support the deletion of these two policies.
834.141	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.2 - Objective - Short term residential recovery needs	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	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.2 - Objective - Short term residential recovery needs	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.
834.143	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2	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
834.144	PC14	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	Oppose	Policy 14.2.2.2 b. iv. (Recovery housing higher density comprehensive redevelopment).  14.2.2.2 Policy - Recovery housing higher density comprehensive redevelopment

				<p>a. Enable and incentivise higher density comprehensive development of suitably sized and located sites within existing residential areas, through an Enhanced development mechanism which provides:...</p> <p>iv. <del>Christchurch International Airport</del>, arterial traffic routes, and railway lines.</p>
834.145	PC14	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	Oppose	<p>Delete policy and replace with the following:</p> <p><b><del>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.</del></b></p> <p><b><u>Encourage greater building height, bulk, form and appearance to achieve high density planned urban form when within the proximity of nearby commercial centres to deliver:</u></b></p> <p><b><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></b></p> <p><b><u>b. At least 6 storey buildings in proximity to town centres and medium and large local centres;</u></b></p> <p><b><u>c. At least 3-4 stories everywhere else in the MRZ.</u></b></p>
834.146	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.7 - Management of	Oppose	<p>Policy 14.2.3.7 – management of increased building heights</p> <p>Delete the policy and replace it with: <b><u>Within medium and high density zoned areas, increased building heights are anticipated where:</u></b></p>

		increased building heights		<p><b><u>i. The site has good accessibility to ispublic and active transportcorridors, public open space, and atown or local commercial centre;and</u></b></p> <p><b><u>ii. The design of the buildingappropriately manages potentialshading, privacy, and visualeffects on thesurrounding environment.</u></b></p>
834.147	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments	Seek Amendment	<p>Amend the objective as follows:</p> <p><b>High Good</b> quality, sustainable,residential neighbourhoods which arewell designed, have a <b>high level ofamenity, enhance local character andreflect to reflect the planned urbancharacter and</b> the Ngāi Tahu heritage of Ōtautahi</p>
834.148	PC14	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	Oppose	Delete policy.
834.149	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.2 - Policy - High quality, medium density residential development	Seek Amendment	<p>Amend policy as follows:</p> <p>14.2.5.2 Policy – <b>High Good</b> quality,medium density residential development</p> <p>Encourage innovative approaches tocomprehensively designed, <b>high good</b>quality, medium density residentialdevelopment, which is attractive toresidents, responsive to housingdemands, and provides a positivecontribution to its environment (whileacknowledging the need for increaseddensities and changes in residential character) reflects the planned urban builtcharacter of an area, through:</p>

				<p>i. consultative planning approaches to identifying particular areas for residential intensification and to defining <b>high good</b> quality, built and urban design outcomes for those areas;</p> <p>ii. encouraging and incentivising amalgamation and redevelopment across large-scale residential intensification areas;</p> <p>iii. providing design guidelines to assist developers to achieve <b>high good</b> quality, medium density development;</p> <p>iv. considering input from urban design experts into resource consent applications;</p> <p>v. promoting incorporation of low impact urban design elements, energy and water efficiency, and lifestyle inclusive and adaptive design; and</p> <p>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.</p>
834.150	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.3 - Policy - Quality large scale developments	Seek Amendment	<p>Amend the policy as follows:</p> <p>14.2.5.3 Policy – <b>Good q</b>Quality large scale developments</p> <p>a. Residential developments of four or more residential units contribute to <b>ahighgood</b> quality residential environment through site layout, building and landscape design to achieve:</p> <p>i. engagement with the street and other spaces;</p> <p>ii. minimisation of the visual bulk of buildings and provision of visual interest;</p>



				<p>iii. a <b>high good</b> level of internal and external residential amenity;</p> <p>iv. <b>high good</b> quality shared spaces, including communal living spaces and accessways that provide safe, direct access for pedestrians;</p> <p>v. a safe and secure environment; and</p>
834.151	PC14	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	Oppose	Delete policy
834.152	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.5 - Policy - Assessment of wind effects	Seek Amendment	<p>1. Retain Policy 14.2.5.5, noting that Kāinga Ora has submitted on provisions relating to wind effects.</p> <p>2. Move all provisions relating to wind to sit under the General Rules.</p>
834.153	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.6 - Objective - Medium Density Residential Zone	Oppose	Delete the objective
834.154	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.6 - Objective - Medium Density Residential Zone > 14.2.6.1 - Policy - MDRS Policy 1	Oppose	Delete the policy

834.155	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.6 - Objective - Medium Density Residential Zone > 14.2.6.2 - Policy - Local Centre Intensification Precinct	Oppose	<p>1. Delete the policy and associated Local Centre Intensification Precinct from the planning maps.</p> <p>2. As sought elsewhere in this submission, rezone the land within the Local Centre intensification Precinct to HRZ.</p>
834.156	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone	Seek Amendment	<p>Objective 14.2.7 and associated policies - HDRS</p> <p>Relocate the HRZ provisions so they are relocated after the suite of MRZ policies i.e. after Policy 14.2.3.5.</p>
834.157	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone	Support	<p>Objective 14.2.7 and policies 14.2.7.1-14.2.7.3</p> <p>Retain the objective and policies</p>
834.158	PC14	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	Oppose	Delete the policies and the associated Large Local Centre Intensification Precincts and the High Density Residential Precincts.
834.159	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.5 - Policy - High Density Residential Precinct	Oppose	Delete the policies and the associated Large Local Centre Intensification Precincts and the High Density Residential Precincts.
834.160	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High	Oppose	Delete this policy.

		Density Residential Zone > 14.2.7.6 - Policy - High Density Residential development		
834.161	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.8 - Objective - Future Urban Zone	Support	Support the deletion of these provisions as shown in PC14 as notified.
834.162	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.8 - Objective - Future Urban Zone	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	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.8 - Objective - Future Urban Zone	Seek Amendment	<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 – <b>Development of greenfield areas Future Urban Zone</b> Co-ordinated, sustainable and efficient use and development is enabled in <b>the Future Urban Zone greenfield growth areas.</b></p>
834.164	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.8 - Objective - Future Urban Zone	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 – <b>Development of greenfield areas Future Urban Zone</b> Co-ordinated, sustainable and efficient use and development is enabled in the <b>Future Urban Zone greenfield growth areas.</b></p>
834.165	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.9 - Objective - Non-residential activities > 14.2.9.4 - Policy - Existing non-residential activities	Seek Amendment	<p>Amend the policy as follows:</p> <p>Enable existing non-residential <b>sites activities</b> to continue to be used <b>for a range of non-residential activities</b> and support their redevelopment and expansion provided they do not:</p> <p>i. have a significant adverse effect on the <b>anticipated</b> character and amenity of residential zones; or</p> <p>ii. <b>are of a scale or activity that would undermine the role or function of any nearby commercial centres. undermine the potential for residential development consistent with the zone descriptions in Table 14.2.1.1a.</b></p>
834.166	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.12 - Objective - Compatibility with Industrial activities	Oppose	Delete Objective 14.2.12 and Policy 14.2.12.1 and the Industrial Interface Qualifying Matter and all associated provisions.
834.167	PC14	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	Oppose	Delete Objective 14.2.12 and Policy 14.2.12.1 and the Industrial Interface Qualifying Matter and all associated provisions.

834.168	PC14	14 - Residential > 14.3 - How to interpret and apply the rules	Not Stated	Consistent with this submission, Kāinga Ora supports the deletion of the Community Housing Redevelopment Mechanism, provided Plan Change 14 is amended consistent with the relief sought in this submission. Kāinga Ora notes that the relevant objectives and policies are still provided for within the Plan and therefore questions the relevance of these if the Community Housing redevelopment mechanism has been deleted
834.169	PC14	14 - Residential > 14.3 - How to interpret and apply the rules	Oppose	<p>14.3 How to interpret and apply the rules – Clause f. xvi.</p> <p>f. There are parts of residential zones where the permitted development, height and/or density directed by the MDRS or Policy 3 of the NPS-UD may be modified by qualifying matters. These are identified in detail in Chapter 6.1A and the Planning Maps, and include the following:</p> <ul style="list-style-type: none"> <li>i. Historic Heritage including heritage items, heritage settings, <b>Residential Heritage Area, Residential Heritage Area Interface</b></li> <li><b>ii. Riccarton Bush Interface Area</b></li> <li>iii. Heritage, Significant and other Trees</li> <li>iv. Sites of Ecological Significance</li> <li>v. Outstanding Natural Features and Landscapes</li> <li>vi. Sites of Cultural Significance</li> <li>vii. Residential Character Areas</li> <li>viii. High Flood Hazard Management Area</li> <li>ix. Flood Ponding Management Area</li> </ul>

				<p>x. Coastal Hazard High Risk Management Area and Coastal Hazard Medium Risk Management Area</p> <p>xi. Tsunami Management Area</p> <p>xii. Slope Hazard</p> <p>xiii. Waterbody Setback</p> <p><b>xiv. Railway Building Setback</b></p> <p>xv. Electricity Transmission Corridor and Infrastructure</p> <p><b>xvi. Airport Noise Influence Area</b></p> <p>xvii. Waste Water Constraint Area xviii. Lyttelton Port Influence Area</p> <p><b>xix. Low Public Transport Accessibility Area</b></p> <p><b>xx. City Spine Transport Corridor</b></p> <p><b>xxi. Industrial Interface</b></p>
834.170	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.2 - Tree and garden planting	Oppose	Delete the proposed amendments and retain the Operative Plan rule
834.171	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and	Oppose	1. Delete 8m Riccarton Bush height limit.

		Residential Suburban Density Transition Zone > 14.4.2 - Built form standards > 14.4.2.3 - Building height		2. Delete 7m height rule in the Industrial Interface Qualifying matter area and apply relevant MRZ or HRZ heights.
834.172	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Not Stated	<p>All controlled and RD rules renotification statements</p> <p>1. Amend notification statements in both activity and built form rules to align with this logic. <b>Non-notified:</b></p> <p>14.5.1.3 (RD1) – four or more units</p> <p>14.5.2.2 – landscaping</p> <p>14.5.2.5 – Outdoor Living Space</p> <p>14.5.2.8 – Outlook space</p> <p>14.5.2.9 – Fencing</p> <p>14.5.2.10 – Windows to street</p> <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><b>Open to limited but not public notification:</b></p>
834.173	PC14	14 - Residential	Oppose	<p>Assessment Matters.</p> <ol style="list-style-type: none"> <li>1. For the ‘non-notified’ rules set out above, the matters for assessment are to be limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape.</li> <li>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.</li> <li>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.</li> <li>4. For the 4+ unit urban design rule, matters of discretion are sought to be as follows: <ul style="list-style-type: none"> <li><b><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></b></li> </ul> </li> </ol>



				<p><b><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></b></p> <p><b><u>c) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable room windows and balconies;</u></b></p> <p><b><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></b></p> <p><b>Where on-site car parking is provided, the design and location of car parking (including garaging) as viewed from streets or public open spaces</b></p>
834.174	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables	Support	P1 Retain rule as proposed.
834.175	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables	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><b><u>Conversion of existing Elderly Persons Housing is permitted under P1.</u></b></p>
834.176	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables >	Not Stated	Retain controlled activity status Rule 14.5.1.2.

		14.5.1.2 - Controlled activities		
834.177	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Support	Residential RD1 – urban design assessment  Retain as notified.
834.178	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Oppose	RD27 – wind assessment  1. Delete the rule.  2. As an alternative relief in the event that a regulatory approach to wind modelling is retained, redraft the rule to provide for a permitted pathway (for wind effects) where compliance with the specified performance standards is met.  3. Kāinga Ora seeks that the provisions relating to wind effects are moved to sit under the General Rules.
834.179	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.4 - Discretionary activities	Oppose	D11 – industrial interface QM  Delete the Industrial Interface Qualifying Matter and all associated provisions.
834.180	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.1 - Site density and servicing	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.
834.181	PC14	14 - Residential > 14.5 - Rules - Medium Density	Oppose	Delete rule and replace with the following:

		Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover		<p><b><u>14.5.2.2 landscaped area.</u></b></p> <p><b><u>(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.</u></b></p> <p><b><u>2. The landscaped area may be locatedon any part of the development site,and does not need to be associatedwith each residential unit.</u></b></p> <p><b><u>3. Non-residential activities must havea 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></b></p>
834.182	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Support	14.5.2.3(i)a - Height  Retain rule as notified
834.183	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	14.5.2.3(i)b – Height in localcentre intensification precincts  Delete clause.
834.184	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards >	Oppose	14.5.2.3(iv) Industrial interfaceand (v) Riccarton Bush.  Delete 14.5.2.3(iv) and 14.5.2.3(v).

		14.5.2.3 - Building height and maximum number of storeys		
834.185	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.4 - Site coverage	Seek Amendment	14.5.2.4 – Building Coverage Amend rule as follows:  a. The maximum building coverage must not exceed 50% of the net site area.  b. ...  c. Eaves and roof overhangs up to <del>300mm</del> <b>600mm</b> in width and guttering up to 200mm in width from the wall of a building shall not be included in the building coverage calculation.
834.186	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.5 - Outdoor living space	Support	Retain rule as notified.
834.187	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Delete and replace with MDRS provision.
834.188	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Seek Amendment	14.5.2.7 – Building setbacks  1. Retain clause (a)(i) and (ii) as notified.  2. Amend clause (a)(iii) as follows:

				<p>Only road boundary: Eaves, <b>and</b> roofoverhangs, <b>and porches</b> to a maximum of <del>300mm</del> <b>600mm</b> in width measured from the wall of a building and guttering up to 200mm in width.</p> <p>3. Amend clause (a)(iv) as follows: All other accessory buildings or garages, <b>including garages</b> [sic] that internally access a residential unit.</p>						
834.189	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.8 - Outlook space per unit	Support	<p>14.5.2.8 – Outlook space</p> <p>Retain the rule as notified.</p>						
834.190	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.9 - Street scene amenity and safety - fences	Seek Amendment	<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" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th style="text-align: center;"><b><u>Fence type</u></b></th> <th style="text-align: center;"><b><u>standard</u></b></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><b><u>i</u></b></td> <td style="text-align: center;"><b><u>Where at least 50% of the fence structure is</u></b></td> <td style="text-align: center;"><b><u>1.8m</u></b></td> </tr> </tbody> </table>		<b><u>Fence type</u></b>	<b><u>standard</u></b>	<b><u>i</u></b>	<b><u>Where at least 50% of the fence structure is</u></b>	<b><u>1.8m</u></b>
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<u>ii</u>	<u>Where less than 50% of the fence structure is visually transparent</u>	<u>1.2m</u>								
834.191	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	Seek Amendment	14.5.2.10 – Windows to the street 1. Retain clauses (a)-(d) as notified. 2. Delete clause (e).						
834.192	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.11 - Minimum unit size	Support	Retain rule as notified.						
834.193	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.12 - Ground floor habitable room	Seek Amendment	14.5.2.12 – Ground floor habitable room Amend the rule as follows: <b>a. Any building that includes a residential unit shall:</b> <b>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</b>						

				<p><del>ii. Any residential unit shall have at least 50% of any ground floor area as habitable rooms.</del></p> <p><b><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></p> <p><b><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 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.</u></b></p> <p>c. This rule does not apply to residential units in a retirement village.</p>
834.194	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.13 - Service, storage, and waste management spaces	Seek Amendment	<p>14.5.2.13 - storage</p> <ol style="list-style-type: none"> <li>1. Retain clause (a).</li> <li>2. Delete clause (b).</li> <li>3. Alternatively storage could be addressed as an assessment matter for developments of 4 or more units.</li> </ol>
834.195	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.14 - Water supply for fire fighting	Not Stated	Neutral - no decision given
834.196	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2	Seek Amendment	14.5.2.15 - Garage location

		- Built form standards > 14.5.2.15 - Garaging and carport building location		Amend the rule as follows:  14.5.2.15 garaging and carport building <b>and parking are</b> a location  When developing four or more residential units on a single site, <b>where a residential unit fronts towards a road</b> , any garage, or carport shall be located at least 1.2 metres behind the front façade of a residential unit.
834.197	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.16 - Building reflectivity	Oppose	14.5.2.16 – Building reflectivity; and RD29  Delete rule.
834.198	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.17 - Location of outdoor mechanical ventilation	Oppose	14.5.2.17 – Location of outdoor mechanical ventilation; And RD30  Delete the rule.
834.199	PC14	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	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.
834.200	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables >	Seek Amendment	Amend notification statements in activity rules as follows:  <ul style="list-style-type: none"> <li>Open to public notification / full s95 assessment: non compliance with 14.6.2.1 only.</li> </ul>



		14.6.1.3 - Restricted discretionary activities		<ul style="list-style-type: none"> <li>• 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).</li> <li>• 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.</li> </ul> <p>Retain RD2 (four or more units) as non-notified.</p>
834.201	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards	Seek Amendment	<p>Include a notification statement in the built form standards, as follows:</p> <ul style="list-style-type: none"> <li>• Open to public notification: 14.6.2.1</li> <li>• Limited notification: 14.6.2.12, 14.6.2.2, 14.6.2.3 and 14.6.2.13 (FENZ only)</li> <li>• 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.</li> </ul>
834.202	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	<p>RD2 - Delete clauses (a)(ii) and (iii). Retain clauses (a)(i) and (b).</p> <p>Delete RD6</p>
834.203	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.1 - Residential design principles	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>
834.204	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.3 - Impacts on neighbouring property	Seek Amendment	<p>For the rules that potentially affect neighbouring sites, additional matters relating to consideration of the amenity of neighbouring sites are appropriate.</p> <p>For height, additional matters relating to urban form and proximity to services and public and active transport modes are appropriate, along with consideration of wind effects for buildings over 22m in height.</p>
834.205	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.4 - Height in relation to boundary breaches	Seek Amendment	<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 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.</p>

834.206	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.2 - Site density and site coverage	Seek Amendment	For the rules that potentially affect neighbouring sites, additional matters relating to consideration of the amenity of neighbouring sites are appropriate.
834.207	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.14 - Residential fencing	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.
834.208	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.20 - Service, storage and waste management spaces	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
834.209	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.21 - Outdoor living space	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.
834.210	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.23 - Street-facing glazing	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.
834.211	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.24 - Residential landscaping	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.
834.212	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Oppose	Delete RD13
834.214	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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.
834.215	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.4 - Discretionary activities	Seek Amendment	Retain Rule D1 for education, spiritual, health, pre-school activities located inside the Four Avenues.  Adopt the MRZ provisions/ activity status for such activities located in the HRZ outside the Four Avenues.
834.216	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables	Seek Amendment	Add a new restricted discretionary and fully discretionary rule as follows: <u>Retail, office, and commercial service activity</u> . <u>Activity status: Restricted Discretionary</u> Where: <u>i. The retail, office, or commercial service activity is limited to the ground floor tenancy of an apartment building; ii. The gross floor area of the activity/activities does not exceed 200m<sup>2</sup>; and iii. The hours of operation are between: i. 7.00am and 9.00pm Monday to Friday; and ii. 8.00am and 7.00pm Saturday, Sunday, and public holidays. The Council's discretion shall be limited to the following matters: a. The design, appearance and siting of the activity; b. Noise and illumination; c. Signage.</u>  <u>2. Activity status: Discretionary</u> Where compliance is not achieved with the matters specified in HRZR(a)(i), (ii) and/or (iii).

834.217	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards	Seek Amendment	<p>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."</p> <p>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></p>
834.218	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	<p>Amend clause (a) of the rule as follows: a. Buildings must not exceed <del>14</del> <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></p>
834.219	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	<p>Redraft provisions to improve clarity for plan users and ensure that dimensions referred to in the provision reflect block sizes within the High Density Zone.</p>
834.220	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	Seek Amendment	<p>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, <del>and</del> <u>roof overhangs, and porches</u> up to <del>300</del> <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.</p>
834.221	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.4 - Outlook space	Support	<p>Retain [standard] as notified.</p>

834.222	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.5 - Building separation	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.									
834.223	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.6 - Fencing and screening	Seek Amendment	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):  <table border="1" data-bbox="1052 586 1761 1094"> <thead> <tr> <th data-bbox="1052 586 1163 634"></th> <th data-bbox="1163 586 1524 634"><b><u>Fence type</u></b></th> <th data-bbox="1524 586 1761 634"><b><u>standard</u></b></th> </tr> </thead> <tbody> <tr> <td data-bbox="1052 634 1163 865"><b><u>i</u></b></td> <td data-bbox="1163 634 1524 865"><b><u>Where at least 50% of the fence structure is visually transparent</u></b></td> <td data-bbox="1524 634 1761 865"><b><u>1.8m</u></b></td> </tr> <tr> <td data-bbox="1052 865 1163 1094"><b><u>ii</u></b></td> <td data-bbox="1163 865 1524 1094"><b><u>Where less than 50% of the fence structure is visually transparent</u></b></td> <td data-bbox="1524 865 1761 1094"><b><u>1.2m</u></b></td> </tr> </tbody> </table>		<b><u>Fence type</u></b>	<b><u>standard</u></b>	<b><u>i</u></b>	<b><u>Where at least 50% of the fence structure is visually transparent</u></b>	<b><u>1.8m</u></b>	<b><u>ii</u></b>	<b><u>Where less than 50% of the fence structure is visually transparent</u></b>	<b><u>1.2m</u></b>
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<b><u>ii</u></b>	<b><u>Where less than 50% of the fence structure is visually transparent</u></b>	<b><u>1.2m</u></b>											
834.224	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Seek Amendment	Delete [standard] and replace with the following: <u>14.5.2.2 landscaped area(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.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.3. Non-residential activities must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and</u>									

				can include the canopy of trees regardless of the ground treatment below them.
834.225	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Seek Amendment	Delete clause (e).  Retain clause (a)-(d) as notified.
834.226	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.9 - Ground floor habitable room	Seek Amendment	Amend the rule as follows: <del>a. Any building that includes a residential unit shall:</del> <del>i. Where the residential unit fronts a road or public open space, unless built over a separate ground floor residential unit, have a habitable room located at ground floor level with a minimum internal dimension of 3 metres; and</del> <del>ii. Any residential unit shall have at least 50% of any ground floor area as habitable rooms.</del> <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>  <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</u>
834.227	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.10 - Outdoor living space	Support	Retain [standard] as notified.

834.228	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.11 - Service, storage and waste management	Seek Amendment	Delete clause (b).  Retain clause (a), noting that if outdoor storage is addressed as an urban design assessment matter then a separate rule may be unnecessary.
834.229	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	Seek Amendment	1. Amend as follows: a. The maximum building coverage must not exceed <del>50</del> 60% of the net site area; i. Any eaves and roof overhangs up to <del>300mm</del> 600mm in width and guttering up to 200mm in width from the wall of a building shall not be included in the building coverage calculation. 2. Delete Clause (a)(ii).
834.230	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.13 - Water supply for firefighting	Not Stated	Neutral
834.231	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.14 - Garaging and carport location	Seek Amendment	Delete the rule and replace as follows: <u>14.6.2.14 garaging and carports</u> <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</u>
834.232	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.15 - Location of outdoor mechanical ventilation	Oppose	Delete the [standard].



834.233	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.16 - Minimum unit size	Support	Retain [standard] as notified.
834.234	PC14	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	Oppose	Delete the [standard].
834.235	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone	Oppose	Delete Residential Hills Zone.
834.236	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone	Oppose	Delete the Future Urban Zone.
834.237	PC14	14 - Residential > 14.14 - DELETE Rules - Community Housing Redevelopment Mechanism	Support	[That the Community Housing Redevelopment Mechanism remains deleted and is not re-instated].
834.238	PC14	15 - Commercial	Seek Amendment	1. Insert reference to MetropolitanCentres in all relevant provisions ofthe chapter. 2. Insert rules for metropolitan centrezone as attached in Appendix 2
834.239	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based	Seek Amendment	Table 15.1: 1. Amend role and function of Church Corner, Sydenham and Merivale from 'Local Centre (Large)' to 'Town Centre'.

		framework for commercial activities > 15.2.2.1 - Policy - Role of centres		<ol style="list-style-type: none"> <li>2. Consolidate all Local Centres into a simple category i.e. delete the distinction between ‘small’ and ‘medium’.</li> <li>3. Incorporate Metropolitan centres and relabel Riccarton, Hornby, Papanui Northlands as such and as shown within Appendix 3.</li> <li>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’.</li> </ol>
834.240	PC14	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	Seek Amendment	Amend Policy 15.2.2.7 as follows: Residential activity in Town, Local <u>and neighbourhood</u> centres
834.241	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.3 - Objective - Office parks and mixed use areas outside the central city	Seek Amendment	Amend the objective as follows: 15.1.1 Objective - Office parks and mixed use areas <del>outside the central city</del> ( <u>except the Central City Mixed Use and Central City Mixed Use (South) Zones</u> ). <u>a.</u> Recognise the existing nature, scale and extent of commercial activity within the Commercial Office and <del>Commercial</del> Mixed Use Zones, but avoid the expansion of existing, or the development of new office parks <del>and/or mixed use areas</del> . <u>b.</u> Mixed use zones located <u>within a 15min walking distance of</u> <del>close to the</del> City Centre Zone transition into high density residential neighbourhoods that contribute to an improved diversity of housing type, tenure and affordability <del>and support a reduction in greenhouse gas emissions</del> .
834.242	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.3 - Objective - Office	Seek Amendment	Amend as follows: (a) 15.2.3.2 Policy – Mixed use areas <del>outside the central city</del> ( <u>except the Central City Mixed Use and Central City Mixed Use (South) Zones</u> ) <u>a.</u> Recognise the existing nature, scale and extent of

		<p>parks and mixed use areas outside the central city &gt; 15.2.3.2 - Policy - Mixed use areas outside the central city</p>		<p>retail activities and offices in mixed use zones outside the central city in Addington, New Brighton, off Mandeville Street and adjoining Blenheim Road, while limiting their future growth and development to ensure commercial activity in the City is focussed within the network of commercial centres. <u>b. Support mixed use zones at Sydenham, Addington, off Mandeville Street, and Philipstown located within a 15 minute walking distance of the City Centre Zone, to transition into high good quality residential neighbourhoods by:</u> i. enabling comprehensively designed high good-quality, high-density residential activity; ii. ensuring that the location, form and layout of residential developments supports the objective of reducing greenhouse gas emissions and provides for greater housing diversity including alternative housing models; iii. requiring developments to achieve a high good standard of on-site residential amenity to offset and improve the current low amenity industrial environment and mitigate potential conflicts between uses; <u>iv. encourage small-scale building conversions to residential use where they support sustainable re-use and provide high good quality living space. and contribute to the visual interest of the area.</u></p> <p>[Delete c. and d.]</p>
834.243	PC14	<p>15 - Commercial &gt; 15.2 - Objectives and policies &gt; 15.2.4 - Objective - Urban form, scale and design outcomes</p>	Support	<p>Retain the objective as notified.</p>
834.244	PC14	<p>15 - Commercial &gt; 15.2 - Objectives and policies &gt; 15.2.4 - Objective - Urban form, scale and design outcomes &gt; 15.2.4.1 -</p>	Seek Amendment	<p>1. Amend Clause (a) as follows: 15.2.4.1 Policy – Scale and form of development a. Provide for development of a <u>significant scale and form</u> massing that reinforces the City’s <u>City Centre Zone’s</u> distinctive sense of place and a legible urban form <u>by enabling as much development capacity as possible to maximise the benefits of intensification, whilst managing</u></p>

		Policy - Scale and form of development		<p><u>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></p> <ol style="list-style-type: none"> <li>2. Delete Clause (a)(i)-(v).</li> <li>3. Amend Clause (b) as follows: b. The scale and form of development in <u>other commercial</u> centres shall: i. reflect the context, character and the anticipated scale of the zone and centre's function by: ii. <del>providing for the tallest buildings and greatest scale of development in the city centre to reinforce its primacy for Greater Christchurch and enable as much development capacity as possible to maximise the benefits of intensification;...</del></li> <li>4. Retain the remaining parts of clause (b) as notified.</li> </ol>
834.245	PC14	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	Oppose	Delete all inclusions introduced and retain existing Operative Plan Policy 15.2.4.2.
834.246	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes > 15.2.4.6 - Policy - Strategic infrastructure	Seek Amendment	Amend policy 15.2.4.6 [to delete "within the 50 dB Ldn Air Noise Contour"].
834.247	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.5 - Objective -	Seek Amendment	Amend Objective 15.2.5[a.i.] as follows: i. Defining the <del>Commercial Central City Business</del> <u>City Centre</u> Zone as the focus of retail

		Diversity and distribution of activities in the Central City		activities and offices and limiting the height of buildings to support an intensity of commercial activity across the zone;
834.248	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.6 - Objective - Role of the City Centre Zone > 15.2.6.3 - Policy - Amenity	Seek Amendment	<ol style="list-style-type: none"> <li>1. Delete the replacement Clause (a)(ii).</li> <li>2. [Retain] the deletion of existing clause (a)(ii).</li> </ol>
834.249	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.6 - Objective - Role of the City Centre Zone > 15.2.6.4 - Policy - Residential intensification	Seek Amendment	Amend Policy 15.2.6.4(a) as follows: Encourage the intensification of residential activity within the <del>Commercial Central City Business City Centre Zone</del> by enabling <u>high good quality</u> residential development that <u>positively contributes to supports</u> a range of <del>types of residential development typologies, tenures and prices,</del> with an appropriate level of amenity including:...
834.250	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.6 - Objective - Role of the City Centre Zone > 15.2.6.5 - Policy - Pedestrian focus	Seek Amendment	Amend Policy 15.2.6.5(ii) [to delete "wind generation"]
834.251	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.7 - Objective - Role of the Central City Mixed Use Zone	Seek Amendment	Amend 15.2.7.a: The development of vibrant, <u>high good quality</u> urban areas...
834.252	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.7 - Objective - Role of the Central City Mixed Use Zone > 15.2.7.1 - Policy - Diversity of activities	Seek Amendment	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, <del>where co-located with the</del> <u>and the nearby</u> large-scale community facilities, Te Kaha and Parakiore.

834.253	PC14	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	Oppose	Retain Policy 15.2.8.1 as existing in the Operative Plan and delete all PC14 amendments.
834.254	PC14	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	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.
834.255	PC14	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	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, <b>and which compensates for the predominantly commercial nature of the area, including consistent with the intended built form and mix of activities within that environment,</b> through:...</p>
834.256	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.10 - Objective - Built form and amenity in the	Support	Retain policy as notified

		South Frame > 15.2.10.2 - Policy - Residential development		
834.257	PC14	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	Oppose	Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.
834.258	PC14	15 - Commercial > 15.5 - Rules - Local Centre Zone > 15.5.1 - Activity status tables - Local Centre Zone > 15.5.1.3 - Restricted discretionary activities	Oppose	RD 8 Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.
834.259	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.1 - Activity status tables - Neighbourhood Centre Zone > 15.6.1.3 - Restricted discretionary activities	Oppose	RD7 Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.
834.260	PC14	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	Oppose	15.8.1.3 RD3 Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.

834.261	PC14	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	Oppose	Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.
834.262	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.1 - Urban design	Oppose	15.4.2.1(a)(ii) <b>ii. 1,000m<sup>2</sup> GLFA where located in a Neighbourhood Local Centre identified in Policy 15.2.2.1, Table 15.1</b>
834.263	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.1 - Urban design	Oppose	15.5.2.1(a)(i) <b>ii. 4,000m<sup>2</sup> GLFA where located in a District Town Centre as identified in Policy 15.2.2.1, Table 15.1; or</b>
834.264	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.2 - Maximum building height	Seek Amendment	1. Adopt Metropolitan Centre Zone Rules proposed in the Kāinga Ora submission Appendix 2 and amend these rules as appropriate. 2. Amend rule 14.4.2.2 as follows: a. The maximum height of any building shall be as follows:



				<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 <u>District Town Centre (other than specified below)</u></td> <td><del>20</del> metres</td> </tr> <tr> <td>ii.</td> <td><del>All sites in a Town Centre at Riccarton, or Hornby or Papanui</del></td> <td><del>22 metres</del></td> </tr> <tr> <td>iii.</td> <td>...</td> <td></td> </tr> </tbody> </table>		Applicable to	Standard	i.	All sites in a <u>District Town Centre (other than specified below)</u>	<del>20</del> metres	ii.	<del>All sites in a Town Centre at Riccarton, or Hornby or Papanui</del>	<del>22 metres</del>	iii.	...	
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iii.	...															
834.265	PC14	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	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.												
834.266	PC14	15 - Commercial > 15.5 - Rules - Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.5 - Sunlight	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.												

		and outlook at boundary with a residential zone		
834.267	PC14	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	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.
834.268	PC14	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	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.
834.269	PC14	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	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.
834.270	PC14	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	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.

		boundary with a residential zone		
834.271	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	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.
834.272	PC14	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	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.
834.273	PC14	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	Oppose	Delete all City Spine Transport Corridor built form rules from the suite of commercial zones.

834.274	PC14	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	Oppose	Delete all City Spine Transport Corridor built form rules from the suite of commercial zones.
834.275	PC14	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	Oppose	Delete all City Spine Transport Corridor built form rules from the suite of commercial zones.
834.276	PC14	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	Oppose	Delete all City Spine Transport Corridor built form rules from the suite of commercial zones.
834.277	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone >	Oppose	Delete all City Spine Transport Corridor built form rules from the suite of commercial zones.

		15.10.1.3 - Restricted discretionary activities								
834.278	PC14	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	Oppose	Delete all City Spine Transport Corridor built form rules from the suite of commercial zones.						
834.279	PC14	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	Support	RD 6 Delete all City Spine Transport Corridor built form rules from the suite of commercial zones.						
834.280	PC14	15 - Commercial > 15.5 - Rules - Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.2 - Maximum building height	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"> <thead> <tr> <th></th> <th>Applicable to</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>ii</td> <td><u>Ferrymead and all sites in a Local Centre (medium)</u></td> <td><u>20 metres</u></td> </tr> </tbody> </table>		Applicable to	Standard	ii	<u>Ferrymead and all sites in a Local Centre (medium)</u>	<u>20 metres</u>
	Applicable to	Standard								
ii	<u>Ferrymead and all sites in a Local Centre (medium)</u>	<u>20 metres</u>								

					<b><u>as identified in Table 15.1 of Policy 15.2.2.1, excluding New Brighton.</u></b>	
				<b><u>ii.</u></b>	<b><u>New Brighton and all sites in a Local Centre (small) as identified in Table 15.1 of Policy 15.2.2.1</u></b>	<b><u>14metres</u></b>
				<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>		

				<b>Applicable to</b>	<b>Standard</b>
				<b><u>Merivale, Church Corner and Sydenham North (Colombo Street between Brougham Street and Moorhouse Avenue)</u></b>	<b><u>22 metres</u></b>

				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
				<del>i.</del>	<del>All sites in a District Centre</del>	<del>20 metres</del>
				<del>ii.</del>	<del>Any building in a District Centre within 30 metres of an internal boundary with a residential zone</del>	<del>12 metres</del>
				<del>iii.</del> <del>i.</del>	<u>All sites in a Neighbourhood Local Centre</u>	<u>12 metres</u>



				<table border="1"> <tr> <td><b>iv.</b></td> <td><b>Other locations</b></td> <td><b>17 metres</b></td> </tr> <tr> <td><b>ii.</b></td> <td><b><u>All sites in a Neighbourhood Local Centre (medium) as identified in Table 15.1 of Policy 15.2.2.1.</u></b></td> <td><b><u>14 metres</u></b></td> </tr> <tr> <td><b>iii.</b></td> <td><b><u>All sites in a Neighbourhood Local Centre (large) as identified in Table 15.1 of Policy 15.2.2.1.</u></b></td> <td><b><u>20 metres</u></b></td> </tr> </table>	<b>iv.</b>	<b>Other locations</b>	<b>17 metres</b>	<b>ii.</b>	<b><u>All sites in a Neighbourhood Local Centre (medium) as identified in Table 15.1 of Policy 15.2.2.1.</u></b>	<b><u>14 metres</u></b>	<b>iii.</b>	<b><u>All sites in a Neighbourhood Local Centre (large) as identified in Table 15.1 of Policy 15.2.2.1.</u></b>	<b><u>20 metres</u></b>
<b>iv.</b>	<b>Other locations</b>	<b>17 metres</b>											
<b>ii.</b>	<b><u>All sites in a Neighbourhood Local Centre (medium) as identified in Table 15.1 of Policy 15.2.2.1.</u></b>	<b><u>14 metres</u></b>											
<b>iii.</b>	<b><u>All sites in a Neighbourhood Local Centre (large) as identified in Table 15.1 of Policy 15.2.2.1.</u></b>	<b><u>20 metres</u></b>											
834.281	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone > 15.6.2.1 - Maximum building height	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"> <thead> <tr> <th>Applicable to</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>i. All sites unless specified below</td> <td>8 <u>12</u> metres</td> </tr> <tr> <td>ii. <u>For sites within the Central City</u></td> <td></td> </tr> </tbody> </table> <table border="1"> <tbody> <tr> <td><b><u>located:</u></b></td> <td><b>20m</b></td> </tr> <tr> <td><b><u>a. To the east of Barbadoes Street</u></b></td> <td><b><u>32m</u></b></td> </tr> <tr> <td><b><u>b. To the west of Barbadoes Street</u></b></td> <td></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>		<b><u>located:</u></b>	<b>20m</b>	<b><u>a. To the east of Barbadoes Street</u></b>	<b><u>32m</u></b>	<b><u>b. To the west of Barbadoes Street</u></b>	
Applicable to	Standard															
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<b><u>b. To the west of Barbadoes Street</u></b>																
834.282	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone >	Seek Amendment	<p>1. Amend P27 to delete clause (b) relating to the Comprehensive Housing Precinct.</p> <p>2. Add additional activity rules enabling a suite of community activities i.e. rules 14.5.1.1 P5-P13, P20.</p>												

		15.10.1.1 - Permitted activities		
834.283	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.1 - Maximum building height	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 <del>21</del> <b>22</b> metres, <del>for buildingslocated adjacent to thestreet, or 12 metres forbuildings located at the rearof the site.</del>
834.284	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.1 - Permitted activities	Oppose	P27 Delete all existing provisions and providea suite of workable and clear rules thatencourage and enable large scalederevelopment.Remove statutory impediments inAppendix 15.15.12 – Sydenham andAppendix 15.15.13 requiring ‘Greenways’and ‘Shared Pedestrian / Cycleways’ andseek to facilitate through moreappropriate means – such as negotiatedpurchase.
834.285	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.3 - Restricted discretionary activities	Oppose	RD 3/ RD 4 Delete all existing provisions and providea suite of workable and clear rules thatencourage and enable large scalederevelopment.Remove statutory impediments inAppendix 15.15.12 – Sydenham andAppendix 15.15.13 requiring ‘Greenways’and ‘Shared Pedestrian / Cycleways’ andseek to facilitate through moreappropriate means – such as negotiatedpurchase.
834.286	PC14	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	Oppose	Delete all existing provisions and providea suite of workable and clear rules thatencourage and enable large scalederevelopment.Remove statutory impediments inAppendix 15.15.12 – Sydenham andAppendix 15.15.13 requiring ‘Greenways’and ‘Shared Pedestrian / Cycleways’ andseek to facilitate through moreappropriate means – such as negotiatedpurchase.
834.287	PC14	15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.3 -	Oppose	Delete all existing provisions and providea suite of workable and clear rules thatencourage and enable large scalederevelopment.Remove statutory impediments inAppendix 15.15.12 – Sydenham andAppendix

		Matters of discretion for built form standards > 15.14.3.40 - Comprehensive residential development in the Mixed Use Zone		15.15.13 requiring 'Greenways' and 'Shared Pedestrian / Cycleways' and seek to facilitate through more appropriate means – such as negotiated purchase.
834.288	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.5 - Non-complying activities	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.
834.289	PC14	15 - Commercial > 15.15 - Appendices	Oppose	Appendix 15.15.12 – Sydenham and Appendix 15.15.13. 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.
834.290	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.1 - Permitted activities	Support	Retain P18 as notified.
834.291	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.2 - Controlled activities	Oppose	C1  Delete proposed PC14 amendments to the rule i.e. retain the Operative Plan provision.

834.292	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.1 - Permitted activities	Oppose	Amend the rule by deleting clauses (b) and (c) as follows: a. Residential activity in the <b>Commercial Central City Business City Centre</b> and Central City Mixed Use Zones – Rule 15.134.2.9 <b>b. Glazing – 15.14.3.37</b> <b>c. Outlook spaces – 15.14.3.38.</b>
834.293	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.2 - Controlled activities	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 <b>Commercial Central City Business City Centre</b> and Central City Mixed Use Zones – Rule 15.134.2.9 <b>b. Glazing – 15.14.3.37</b> <b>c. Outlook spaces – 15.14.3.38.</b>
834.294	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.3 - Restricted discretionary activities	Oppose	Amend rule by deleting clauses (m) and (n) as follows: <b>m. Upper floor setbacks, tower dimension and site coverage – Rule 15.14.3.35</b> <b>n. Wind – Rule 15.14.3.39</b>
834.295	PC14	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	Oppose	Delete the rule.

834.296	PC14	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	Seek Amendment	<p>1. Amend definition of Building Base as:</p> <p><del><b>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.</b></del></p> <p>2. Amend rule as follows:</p> <table border="1" data-bbox="1043 488 1837 591"> <tr> <td data-bbox="1043 488 1108 591"></td> <td data-bbox="1108 488 1467 591"><b>Applicable to</b></td> <td data-bbox="1467 488 1837 591"><b>Standard</b></td> </tr> </table>		<b>Applicable to</b>	<b>Standard</b>
	<b>Applicable to</b>	<b>Standard</b>					

				<p>i. All buildings, except as provided for in ii, <del>and</del> iii <u>and iv</u> below.</p>	<p><b>A.</b> The maximum height shall be <u>90 metres.</u></p> <p><del><b>B.</b> <u>The maximum height of the building base shall be 28 metres.</u></del></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>

				<p>Worcester Street, Rolleston Avenue and Hereford Street.</p>	
				<p><b>iv</b> <u>All buildings within the Cathedral Square Height Precinct</u></p>	<p><b>A.</b> <u>The maximum height shall be 45 metres:</u></p> <p><b><del>B.</del></b> <u><del>The maximum height of the building base shall be 28 metres.</del></u></p>
				<p><b>v.</b> <u>All buildings within the Victoria Street Height Precinct</u></p>	<p><b>A.</b> <u>The maximum height shall be 45 metres.</u></p> <p><b><del>B.</del></b> <u><del>The maximum height of the building base shall be 28 metres.</del></u></p>



				<div style="border: 1px solid black; padding: 5px;"> <p>vi. <u>All buildings in the Central City Heritage Qualifying Matter and Precinct, including the following areas:</u></p> <p>...</p> </div> <p><u>The maximum height shall be 28 metres.</u></p>
834.297	PC14	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	Oppose	Delete all these provisions.
834.298	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.14 - Building tower setbacks	Oppose	Delete all these provisions.
834.299	PC14	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	Oppose	Delete provision.
834.300	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form	Oppose	Delete provision

		standards - City Centre Zone > 15.11.2.16 - Minimum building tower separation		
834.301	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.17 - Wind	Oppose	Delete provision
834.302	PC14	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	Oppose	15.12.1.1(P16)(a)(iii) Amend rule by deleting clause (a)(iii).
834.303	PC14	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	Oppose	15.12.1.1(P16)(c)(iii) Amend rule by deleting clause (c)(iii).
834.304	PC14	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	Oppose	15.12.1.1(P16)(j) Amend rule by deleting clause (j).
834.305	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.2 - Built	Oppose	15.12.1.3(RD2) – Buildings Amend rule by deleting clauses (k) upperfloor setbacks and (l) glazing.

		form standards - Central City Mixed Use Zone > 15.12.2.3 - Flexibility in building design for future uses		
834.306	PC14	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	Oppose	15.12.1.3(RD4) – Four or more residential units  Amend rule by deleting clauses (b) outdoor living space and (c) glazing.
834.307	PC14	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	Oppose	Delete PC14 amendments and retain operative plan rule.
834.308	PC14	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	Seek Amendment	Amend the rule as follows:  15.12.2.2 Maximum building height  a. <b>The maximum height of any building shall be in accordance with the height specified Unless identified</b> on the Central City Maximum Building Height planning map <b>the maximum height of any building shall be 32 metres.</b>  <b>b. The maximum height of any building base shall be 17 metres.</b>

				<b>b.</b> Any application arising from this rule shall not be limited or publicly notified.
834.309	PC14	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	Oppose	Delete PC14 amendments and retain operative plan rule.
834.310	PC14	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	Oppose	Delete proposed rule.
834.311	PC14	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	Oppose	Amend the rule by deleting clauses (b) and (c).
834.312	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.2 - Built form standards - Central City Mixed Use Zone >	Oppose	Delete the rule

		15.12.2.11 - Building tower coverage		
834.313	PC14	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	Oppose	Delete this rule
834.314	PC14	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	Oppose	15.12.1.1(P13)(a)(iii)  Amend the rule by deleting clause (a)(iii).
834.315	PC14	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	Oppose	15.12.1.1(P13)(d)(iii)  Amend the rule by deleting clause (d)(iii).
834.316	PC14	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	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).
834.317	PC14	15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame) > 15.13.1 - Activity	Oppose	15.13.1.3(RD4)  Amend the rule by deleting clauses (b) -glazing and (c) – outlook.

		status tables - Central City Mixed Use Zone (South Frame) > 15.13.1.3 - Restricted discretionary activities		
834.318	PC14	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	Oppose	15.13.1.3(RD5)  Amend the rule by deleting clauses (l) –upper floor setbacks and (m) – glazing.
834.319	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) > 15.13.2.1 - Building height	Seek Amendment	15.13.2.1  Delete the rule and replace as follows:  <b><u>The maximum height of all buildings shall be 32m.</u></b>  Retain clause (b).
834.320	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) > 15.13.2.4 - Street scene, landscaping and open space	Oppose	15.13.2.4(f) ‘Street scene, landscaping and trees’  Amend the rule by deleting the PC14 amendments and retaining the Operative Plan rule wording.

834.321	PC14	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	Oppose	15.13.2.10 – Building TowerSetbacks - delete rules
834.322	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) > 15.13.2.11 - Building tower site coverage	Oppose	Delete 15.13.2.11 – tower coverage
834.323	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) > 15.13.2.12 - Glazing	Oppose	Delete Rule 15.13.2.12
834.324	PC14	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	Oppose	Delete clause (b), with the exception of clause (v) (subject to the below amendment):  <b>v. <u>The individual or cumulative effects of shading, visual bulk and dominance, and reflected heat from glass on sites in adjoining residential zones or on</u></b>

				<b><u>the character, quality and use of public open space and in particular the Ōtākaro Avon River corridor, Earthquake Memorial, Victoria Square and Cathedral Square;</u></b>
834.325	PC14	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	Oppose	Delete the following assessment matters: 15.14.3.35 – upper floor setbacks
834.326	PC14	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	Oppose	Delete assessment matters 15.14.3.36 – height in Central City Mixed Use Zone
834.327	PC14	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	Oppose	15.14.3.37 Glazing - delete assessment matters
834.328	PC14	15 - Commercial > 15.14 - Rules - Matters of control and discretion > 15.14.3 - Matters of discretion for built form standards >	Oppose	15.14.3.38 Outdoor Spaces - delete the following assessment matters



		15.14.3.38 - Outlook Spaces		
834.329	PC14	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	Oppose	15.14.3.39 Wind - delete the following assessment matters
834.330	PC14	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	Oppose	15.14.3.40 – Comprehensive Residential Development in the Mixed Use Zones - Delete assessment matters
834.331	PC14	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	Oppose	15.14.5.3 City Spine Transport Corridor - delete assessment matters
834.332	PC14	19 - Planning Maps	Seek Amendment	<ol style="list-style-type: none"> <li>1. Retain MRZ over areas where MRZ is proposed in PC14 as notified unless otherwise changed by this submission.</li> <li>2. Rezone to MRZ areas that are proposed as RS/ RSDT zones under the Public Transport Accessibility and Airport Noise Influence Area QMs.</li> <li>3. Rezone Lyttelton to MRZ.</li> </ol>

				<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 HRZ is 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"> <li>- 22m HDZ 1.20km from the edge of the new MCZ and the CCZ.</li> <li>- 36m Height Variation Overlay 400m from the edge of the new MCZ and CCZ.</li> </ul> <p>See original submission for appendix 3 maps</p>
834.333	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Oppose	Opposes the proposed Residential Heritage Areas ('RHAs') and the Residential Heritage Area Interface overlay ('RHAIO') that are sought to be introduced under PC13 in their entirety.
834.334	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic	Oppose	Oppose the PC13 provisions, contained in section 9.3.6.4.

		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		
834.335	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Oppose	Oppose Residential Heritage Areas as listed in 9.3.7.3.
834.336	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.9 - Appendix - Residential Heritage Areas - Interface Sites and Character Area Overlap Maps	Oppose	Oppose the proposed provisions controlling new buildings on sites sharing a boundary with a Residential Heritage Area (Residential Heritage Area Interface).
834.337	PC14	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	Oppose	Oppose the assessments supporting the identification of RHAs and RHAIOS as they predominantly focus on physical built form, and do not have sufficient consideration of historical values associated with the place.

## Historic Places Canterbury

### Submitter 835

Original Submission No	Plan Change	Provision	Position	Decision Requested
835.1	PC14	20 - All of Plan	Seek Amendment	Broadly supportive of the proposed changes, however amendments are suggested in respect of buffer zones surrounding Hagley Park, Cramner Square and Latimer Square.
835.2	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Support	The submitter supports this qualifying matter.
835.3	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	The submitter supports this qualifying matter.
835.4	PC14	19 - Planning Maps > 19.6 - QM - Any Coastal Hazard	Support	The submitter supports this qualifying matter.
835.5	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Support	The submitter supports this qualifying matter.
835.6	PC14	19 - Planning Maps > 19.9 - Any other QMs	Support	The submitter supports this qualifying matter.
835.7	PC14	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	Support	The submitter supports all qualifying matters.
835.8	PC14	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	Support	The submitter supports the proposal to require financial contributions to allow mitigating planting on council owned land where the required tree-canopy cover, through either retention of existing trees or new planting, has not been met.

835.9	PC14	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	Support	The submitter supports all efforts to incentivise tree planting, including the canopy cover requirements relating to development and subdivision consents.
835.10	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	The submitter supports all efforts to incentivise tree planting, including the canopy cover requirements relating to development and subdivision consents.
835.11	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Not Stated	The submitter supports all efforts to incentivise tree planting, including the canopy cover requirements relating to development and subdivision consents.
835.12	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Seek Amendment	The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.
835.13	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to

				protect their heritage values, their open space landscape values and the views outwards from within those spaces.
835.14	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.
835.15	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.
835.16	PC14	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	Support	The submitter supports sunlight access being a qualifying matter in respect of the medium density and high density zones.
835.17	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Support	The submitter supports sunlight access being a qualifying matter in the medium density zone.
835.18	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 -	Support	The submitter supports sunlight access being a qualifying matter in the high density zone.

		Built form standards > 14.6.2.2 - Height in relation to boundary		
835.19	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.4 - Rules - Historic heritage	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.
835.20	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Support	The submitter welcomes the addition of 11 Residential Heritage areas and their inclusion as QualifyingMatters.
835.21	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	The submitter welcomes the addition of three new character areas and while they regret the removal of twocharacter areas in Sumner and the reduction in size of 7 of the existing character areas, they recognisethat these no longer meet the criteria and should therefore be removed or require boundaryadjustments. They welcome the inclusion of Residential Character Areas as a Qualifying matter andthe introduction of restricted discretionary status to help better manage and protect character areas. They also support more restrictive subdivision for character areas.
835.22	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.4 - Rules -	Support	The submitter welcomes the inclusion of Residential Character Areas as a Qualifying matter andthe

		Historic heritage > 9.3.4.1 - Activity Status Tables > 9.3.4.1.3 - Restricted discretionary activities		introduction of restricted discretionary status to help better manage and protect character areas.
835.23	PC14	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	Seek Amendment	The submitter notes where a High Density Residential Zone or a Residential Visitor Accommodation Zone adjoins a Residential Heritage Area, provision has been made to assess the impact of a proposed building's location, design, scale and form on heritage values or whether it would visually dominate or reduce the visibility of the site from a road or other public space. However, it is unclear from the wording whether the emphasis is on the fact of a site sharing a boundary or the zone sharing the boundary. It appears from the s. 32 report that it refers to a site sharing a boundary and that sites separated by a road are not captured by this rule because such sites "will generally have reduced dominance effects due to their separation distance". The submitter considers that this assumption is questionable and suggests these rules need refinement.
835.24	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Support	The submitter supports the proposed addition of sites and interiors to the heritage schedule, including the upgrading of some listings. The submitter commends the commitment of the Council to providing interior protection for scheduled buildings and recognises that this is an ongoing process. It is pleasing that 26 interiors are proposed to be added to the schedule in this plan change.
835.25	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Oppose	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



				<p>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.</p>
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**Andrew James Kerr**

**Submitter 836**

Original Submission No	Plan Change	Provision	Position	Decision Requested
836.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Oppose HRZ zoning of Strowan (from Papanui Road to Watford Street).

**Sylvia Maclaren**

**Submitter 837**

Original Submission No	Plan Change	Provision	Position	Decision Requested
837.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
837.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
837.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

837.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
837.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
837.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
837.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
837.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
837.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
837.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
837.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Supports] high-density housing near the city and commercial centres.
837.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

## Georgie McLaughlin

### Submitter 838

Original Submission No	Plan Change	Provision	Position	Decision Requested
838.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Opposes HRZ in Strowan (Halton Street, Hawthorne Street, Watford Street, Normans Road). Seeks that it be changed to MRZ.
838.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Seeks that Strowan is rezoned from HRZ to MRZ (Halton Street, Hawthorne Street, Watford Street, Normans Road).

## Jacinta O'Reilly

### Submitter 839

Original Submission No	Plan Change	Provision	Position	Decision Requested
839.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
839.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
839.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
839.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

839.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
839.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
839.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regardingthe Sunlight Access Qualifying Matter] seek[s] that the council drop thisqualifying matter.
839.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
839.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
839.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
839.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Supports] high-density housing near the city and commercial centres.
839.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.

**Rosa Shaw**

**Submitter 840**

Original Submission No	Plan Change	Provision	Position	Decision Requested
840.1	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 -	Support	[S]eek[s] that the councilretains the tree canopy requirement and contributions plan.

		6.10A Tree Canopy Cover and Financial contributions		
840.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
840.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
840.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
840.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
840.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regardingthe Sunlight Access Qualifying Matter] seek[s] that the council drop thisqualifying matter.
840.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
840.8	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
840.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
840.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
840.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[Supports] high-density housing near the city and commercial centres.

840.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[Seeks] that the council enable 6 to 10 storeys for residential buildings near commercial centres.
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## Jess Gaisford

### Submitter 841

Original Submission No	Plan Change	Provision	Position	Decision Requested
841.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
841.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
841.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
841.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
841.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
841.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
841.7	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	I support high-density housing near the city and commercial centres.

841.8	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
841.9	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
841.10	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
841.11	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

## Fire and Emergency

### Submitter 842

Original Submission No	Plan Change	Provision	Position	Decision Requested
842.1	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Support	<i>[Definition of height]</i> Retain as notified
842.2	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.1 - Introduction	Seek Amendment	Delete references to Appendices, otherwise retain as notified
842.3	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication	Support	Retain as notified.

		n Pathway Protection Corridors > 6.12.2 - Objective and policies > 6.12.2.1 - Objective – Protection of radiocommunication pathway corridors		
842.4	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.2 - Objective and policies > 6.12.2.1 - Objective – Protection of radiocommunication pathway corridors > 6.12.2.1.1 - Policy - Avoidance of physical obstructions - Cashmere/Victoria Park, Sugarloaf and Mt Pleasant	Seek Amendment	Delete references to Appendices, otherwise retain as notified.
842.5	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.4 - Rules - Radiocommunication Pathway Protection	Seek Amendment	Delete references to Appendices, otherwise retain as notified.



		Corridors > 6.12.4.1 - Activity status tables - Radiocommunicatio n Pathway Protection Corridors > 6.12.4.1.1 - Permitted activities		
842.6	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunicatio n Pathway Protection Corridors > 6.12.4 - Rules - Radiocommunicatio n Pathway Protection Corridors > 6.12.4.1 - Activity status tables - Radiocommunicatio n Pathway Protection Corridors > 6.12.4.1.5 - Non-complying activities	Seek Amendmen t	Delete references to Appendices, otherwisere tain as notified.
842.7	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunicatio n Pathway Protection Corridors > 6.12.4 - Rules - Radiocommunicatio n Pathway Protection Corridors > 6.12.4.2 - Radiocommunicatio	Seek Amendmen t	Delete references to Appendices, otherwisere tain as notified.

		n pathway protection corridors > 6.12.4.2.1 - Cashmere/Victoria Park		
842.8	PC14	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	Seek Amendment	Delete references to Appendices, otherwise retain as notified.
842.9	PC14	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	Seek Amendment	Delete references to Appendices, otherwise retain as notified.
842.10	PC14	19 - Planning Maps > 19.9 - Any other QMs	Support	Retain as notified.

842.11	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.7 - Objective -- Well-functioning urban environment	Support	Retain as notified.
842.12	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.8 - Objective - Urban growth, form and design	Not Stated	Retain as notified
842.13	PC14	7 - Transport > 7.2 - Objectives and policies > 7.2.1 - Objective - Integrated transport system for Christchurch District > 7.2.1.9 - Policy - Pedestrian access	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 the pedestrian access meets the access requirements of all users, including persons with a disability of with limited mobility <u>and emergency services</u> . ii. ...
842.14	PC14	7 - Transport > 7.4 - Rules - Transport > 7.4.4 - Rules - Matters of control and discretion > 7.4.4.27 - Pedestrian access	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; <b>and</b></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, <b>and</b></p> <p><b><u>v. whether the pedestrian access is suitable for use by emergency services</u></b></p>
842.15	PC14	7 - Transport > 7.5 - Appendices > 7.5.7 - Appendix 7.5.7 Access design and gradient	Seek Amendment	<p>Fire and Emergency support in part:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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</li> </ul>

				<p>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.</p> <ul style="list-style-type: none"> <li>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.</li> </ul>
842.16	PC14	7 - Transport > 7.5 - Appendices > 7.5.7 - Appendix 7.5.7 Access design and gradient	Seek Amendment	<p><i>[Insert Figure 7A]</i></p> <p><b>A+B Less than or equal to 75m</b></p> <p>The diagram illustrates a building layout with a 'Proposed new building' and an 'Existing building'. A 'Main entry - furthest from road' is shown with a red arrow. Dimension 'A' is the distance from the main entry to the road boundary. Dimension 'B' is the distance from the road boundary to the existing building. The road boundary is indicated by a dashed line.</p>
842.17	PC14	7 - Transport > 7.5 - Appendices > 7.5.7 - Appendix 7.5.7 Access design and gradient	Seek Amendment	<p>Amend as follows: Table 7.5.7.1 – Minimum requirement for private ways and vehicle access:</p>

				<table border="1"> <thead> <tr> <th>Activity</th> <th>Minimum formed width (metres)</th> <th>Central City height clearance (metres)</th> </tr> </thead> <tbody> <tr> <td>a. Residential activity and offices</td> <td>3.0</td> <td><del>3.5</del> 4.0</td> </tr> <tr> <td>b. Residential activity and offices</td> <td>3.0</td> <td>4.0</td> </tr> </tbody> </table> <p><b><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></b></p>	Activity	Minimum formed width (metres)	Central City height clearance (metres)	a. Residential activity and offices	3.0	<del>3.5</del> 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	<del>3.5</del> 4.0											
b. Residential activity and offices	3.0	4.0											
842.18	PC14	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	Not Stated	Retain as notified.									
842.19	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.2 - Controlled activities	Not Stated	[8.5.1.2 Controlled Activities C8] Retain as notified.									

842.20	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.2 - Controlled activities	Not Stated	[8.5.1.2 Controlled Activities C9] Retain as notified.
842.21	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.2 - Controlled activities	Not Stated	[8.5.1.2 Controlled Activities C10] Retain as notified.
842.22	PC14	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	Not Stated	Retain as notified.
842.23	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.8 - Policy - Firefighting water capacity	Support	Retain as notified.

842.24	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.6 - Objective - Medium Density Residential Zone	Seek Amendment	Add new policy: <a href="#">14.2.6.3 Policy – Reverse Sensitivity</a>  <a href="#">a. Within Medium Density Residential areas:</a>  <a href="#">i. enable the ongoing operation, use and redevelopment of existing emergency service facilities.</a>
842.25	PC14	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	Support	[S]upports the consideration of parking made through the PC14 amendments made to the matter of control 14.15.1 Residential Design Principles.
842.26	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.1 - Residential design principles	Support	[S]upports the consideration of parking made through the PC14 amendments made to the matter of control 14.15.1 Residential Design Principles.
842.27	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone	Seek Amendment	Add new policy:  <a href="#">14.2.7.7 Policy – Reverse sensitivity:</a>  <a href="#">a. Within High Density Residential areas:</a>



				<u>i. enable the ongoing operation, use and redevelopment of existing emergency service facilities.</u>
842.28	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.8 - Objective - Future Urban Zone	Seek Amendment	Add new policy: <u>14.2.8.8 Policy – Reverse sensitivity</u> <u>a. Within Future Urban areas:</u> <u>i. enable the ongoing operation, use and redevelopment of existing emergency service facilities.</u>
842.29	PC14	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	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>
842.30	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.3 - Restricted discretionary activities	Seek Amendment	Amend 14.5.1.3 RD21 as follows: a. Residential units that do not meet Rule 14.5.2.14 – Water supply for fire fighting. b. Any application arising from this rule shall not be publicly notified. Council’s discretion is limited to: a. Water supply for fire fighting – Rule 14.15.7-8
842.31	PC14	14 - Residential > 14.5 - Rules - Medium	Not Stated	Amend as follows:

		Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys		<p>14.5.2.3 Building height and maximum number of storeys</p> <p>...</p> <p><i>Advice note:</i></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</p>
842.32	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Oppose	<p>Amend as follows:</p> <p><i>Advice note:</i></p> <p><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></p>
842.33	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.14 - Water supply for fire fighting	Support	Retain Rule 14.5.2.14 - Water supply for firefighting as notified.
842.34	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity	Seek Amendment	<p><i>[Amend as follows]</i></p> <p>14.6.1.3. Restricted Discretionary activity <b>RD1</b></p>

		status tables > 14.6.1.3 - Restricted discretionary activities		<p>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.</p> <p>b. Any application arising from Rule 14.6.2. <del>12-13</del></p>
842.35	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	<p>[14.6.1.3. Restricted Discretionary activity RD4] Amend as follows:</p> <p>a. Any new building, or alteration or addition to an existing building for a retirement village that meet the following built form standards:</p> <p>i. 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. <del>4</del>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	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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 14.6.2.12 3 shall not be publicly notified and shall be limited notified only to Fire and Emergency New Zealand (absent its written approval).</p>
842.37	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	<p>Amend 14.6.2.1-Building height as follows:</p> <p><b>Advice note:</b></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>
842.38	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.3 - Setbacks	Seek Amendment	<p>Amend 14.6.2.3-Setbacks as follows:</p> <p><b>Advice note:</b></p> <p><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></p>
842.39	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.1 - Activity status	Seek Amendment	<p>[14.7.1.3 Restricted discretionary activities RD18]</p> <p>Amend as follows:</p>


		tables > 14.7.1.3 - Restricted discretionary activities		Council's discretion shall be limited to the following matter: a. Water supply for fire fighting – Rule 14.15.78
842.40	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone > 14.8.1 - Activity status tables > 14.8.1.3 - Restricted discretionary activities	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
842.41	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.1 - Activity status tables > 14.9.1.3 - Restricted discretionary activities	Seek Amendment	[14.9.1.3. Restricted discretionary activities RD15] Amend as follows: Council's discretion shall be limited to the following matter: a. Water supply for fire fighting – Rule 14.15.78
842.42	PC14	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	Seek Amendment	Amend Rule 14.9.2.5 - Minimum building setbacks from internal boundaries as follows:  <u>Advice note:</u>  <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>

842.43	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.1 - Building height	Seek Amendment	Amend 14.12.2.1-Building height as follows:  <u>Advice note:</u>  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>
842.44	PC14	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	Seek Amendment	Amend 14.12.2.5-Minimum building setbacks from internal boundaries and railway lines as follows:  a. The minimum building setback from internal boundaries shall be as follows:  <del>ε.</del> b. For a retirement village or a comprehensive residential development, this rule applies only to the internal boundaries on the perimeter of the entire development.  <del>δ.</del> c. For the purposes of this rule, this excludes guttering up to 200mm in width from the wall of a building.  <u>Advice note:</u>  <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>
842.45	PC14	14 - Residential > 14.15 - Rules - Matters of control	Seek Amendment	Amend 14.15.1-Residential design principles as follows:

		<p>and discretion &gt; 14.15.1 - Residential design principles</p>	<p>...</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, and parking (where provided).</p> <p>ii. The relevant considerations are the extent to which the development:</p> <p>A. integrates access in a way that is safe for all users, and offers direct and convenient access for pedestrians and cyclists from the street to the front door of each unit;</p> <p>B. provides effective physical separation between vehicles and any dedicated pedestrian access;</p> <p>C. when parking areas and garages are provided, these are designed and located in a way that does not dominate the development, particularly when viewed from the street or other public open 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 by people with differing mobility needs; and</p> <p>E. provides for suitable storage (including bike storage) and service spaces which are conveniently accessible for people with differing mobility needs, safe and/or secure, and located and/or designed to minimise adverse effects on occupants, neighbours and public spaces.</p>
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				<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> <p><u>B. The extent to which developments provide for emergency service access including pedestrian accessways that are clear, unobstructed and well lit</u></p> <p><u>C. The extent to which wayfinding for different properties on a development are clear in day and night is provided.</u></p>
842.46	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.3 - Impacts on neighbouring property	Seek Amendmen t	<p>Amend 14.15.3-Impacts on neighbouring property as follows:</p> <p>...</p> <p><u>viii. Fire risk mitigation incorporated to avoid horizontal spread of fire across boundaries; and</u></p> <p><u>ix. Provision of suitable firefighting water supply and pressure.</u></p> <p>-</p>
842.47	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion > 14.15.8 - Water supply for fire fighting	Support	Retain 14.15.8-Water supply for fire fighting as notified.
842.48	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion >	Seek Amendmen t	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.



		14.15.27 - Character Area Overlay		
842.49	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes	Support	Retain 15.2.4-Objective - Urban form, scale and design outcomes as notified.
842.50	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.2 - Maximum building height	Support	Retain 15.4.2.2-Maximum building height as notified.
842.51	PC14	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	Support	Retain 15.4.2.8-Water supply for fire fighting as notified.

842.52	PC14	15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.2 - Maximum building height	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>
842.53	PC14	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	Support	Retain 15.5.2.8-Water supply for fire fighting as notified.
842.54	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone > 15.6.2.1 - Maximum building height	Support	Amend 15.6.2.1-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>
842.55	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone >	Support	Retain 15.6.2.7-Water supply for fire fighting as notified.

		15.6.2.7 - Water supply for fire fighting		
842.56	PC14	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	Support	Retain 15.7.2.4-Minimum building setback from the boundary with a Residential Zone as notified.
842.57	PC14	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	Support	Retain 15.7.2.7-Water supply for fire fighting as notified.
842.58	PC14	15 - Commercial > 15.8 - Rules - Large Format Retail Zone > 15.8.1 - Activity status tables - Large Format Retail Zone >	Support	<i>[15.8.1.3 Restricted discretionary activities RD1]</i> Retain as notified.

		15.8.1.3 - Restricted discretionary activities		
842.59	PC14	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	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 <del>New Zealand Fire Service Commission</del> <b>New Zealand Fire and Emergency New Zealand</b> (absent its written approval).
842.60	PC14	15 - Commercial > 15.9 - Rules - Commercial Office Zone > 15.9.1 - Activity status tables - Commercial Office Zone > 15.9.1.3 - Restricted discretionary activities	Support	<i>[15.9.1.3 Restricted discretionary activities RD1]</i> Retain as notified.
842.61	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.3 - Restricted discretionary activities	Support	<i>[15.10.1.3 Restricted discretionary activities RD1]</i> Retain as notified.
842.62	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 -	Support	Retain 15.10.2.1-Maximum building height as notified.

		Built form standards - Mixed Use Zone > 15.10.2.1 - Maximum building height		
842.63	PC14	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	Support	Retain 15.10.2.3-Minimum building setback from residential zones as notified.
842.64	PC14	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	Support	Retain 15.10.2.7-Water supply for fire fighting as notified.
842.65	PC14	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	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 <del>on a straight accessway</del> including <del>excluding</del> planting. B. 6.2 metres on a curved or cornered accessway C. 4.5m space to position the ladder and perform operational tasks.  ii. <del>The width for pedestrian access</del> 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.
842.66	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.3 - Restricted discretionary activities	Support	[15.11.1.3. Restricted discretionary activity RD5] Retain as notified.
842.67	PC14	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	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 <a href="#">Fire and Emergency New Zealand</a> <del>the New Zealand Fire Service Commission</del> (absent its written approval).
842.68	PC14	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	Support	[15.12.1.3 Restricted discretionary activities RD2] Retain as notified.
842.69	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use	Support	Retain 15.12.2.7-Minimum setback from the boundary with a residential zone or from an internal boundary as notified.

		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		
842.70	PC14	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	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 <del>New Zealand Fire Service Commission</del> <a href="#">Fire and Emergency New Zealand</a> (absent its written approval)
842.71	PC14	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	Support	<i>[15.13.1.3 Restricted discretionary activities RD5]</i> Retain as notified.
842.72	PC14	15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone	Seek Amendment	Amend 15.13.2.9-Water supply for fire fighting as follows:


		(South Frame) > 15.13.2 - Built form standards - Central City Mixed Use Zone (South Frame) > 15.13.2.9 - Water supply for fire fighting		...  Any application arising from this rule shall not be publicly notified and shall be limited notified only to <del>New Zealand Fire Service Commission</del> Fire and Emergency New Zealand (absent its written approval).
842.73	PC14	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	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.
				
842.74	PC14	9 - Natural and Cultural Heritage >	Oppose	Regarding P3:

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



		9.3 - Historic heritage > 9.3.4 - Rules - Historic heritage > 9.3.4.1 - Activity Status Tables > 9.3.4.1.1 - Permitted activities		Ensure that 91 Chester Street East is not subject to this control; remove site from RHA.
842.75	PC14	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	Oppose	Regarding P12:  Ensure that 91 Chester Street East is not subject to this rule; remove site from RHA.
842.76	PC14	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	Oppose	Regarding P13:  Ensure that 91 Chester Street East is not subject to this rule; remove site from RHA.
842.77	PC14	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 -	Oppose	Regarding RD6:  Ensure that 91 Chester Street East is not subject to this rule; remove site from RHA.

		Restricted discretionary activities		
842.78	PC14	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	Support	Regarding RD8: Retain as notified.
842.79	PC14	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	Oppose	Ensure that this standard does not apply to 91 Chester Street East; remove the RHA from this site.
842.80	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.6 - Rules - Matters of	Support	Retain as notified.

		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		
842.81	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Oppose	Remove 91 Chester Street East from the Schedule.
842.82	PC14	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	Oppose	Remove 91 Chester Street East from RHA.

Allan Taunt

Submitter 843

Original Submission No	Plan Change	Provision	Position	Decision Requested
843.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
843.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
843.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
843.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
843.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
843.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
843.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
843.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

843.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
843.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
843.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.
843.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commerical centres.

## Hayden Smythe

### Submitter 844

Original Submission No	Plan Change	Provision	Position	Decision Requested
844.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
844.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
844.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

844.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
844.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
844.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop thisqualifying matter.
844.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
844.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
844.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
844.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
844.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upports high-density housing near the city and commercial centres.
844.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	[S]eeks that the council enable 6 to 10 storeys for residential buildings near commercial centres.

## Christopher Evan

### Submitter 845

Original Submission No	Plan Change	Provision	Position	Decision Requested
845.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	[Seeks that] Christchurch City Council accepts the new Government rules and laws
845.2	PC14	20 - All of Plan	Oppose	[Seeks that] Christchurch City Council accepts the new Government rules and laws
845.3	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	[Seeks that] Christchurch City Council accepts the new Government rules and laws.
845.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	[Seeks that] Christchurch City Council accepts the new Government rules and laws.
845.5	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	[Seeks that] Christchurch City Council accepts the new Government rules and laws
845.6	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	[Seeks that] Christchurch City Council accepts the new Government rules and laws

## Lauren Bonner

### Submitter 846

Original Submission No	Plan Change	Provision	Position	Decision Requested
846.1	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
846.2	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low PublicTransport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

846.3	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
846.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
846.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
846.6	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
846.7	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	[S]eeks that the council enable 6 to 10 storeys for residential buildings near commercial centres.
846.8	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	[S]upports high-density housing near the city and commercial centres.
846.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
846.10	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
846.11	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.



## Will Struthers

### Submitter 847

Original Submission No	Plan Change	Provision	Position	Decision Requested
847.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
847.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
847.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
847.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
847.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
847.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
847.7	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
847.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

847.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
847.10	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the SunlightAccess Qualifying Matter] seek[s] that the council drop this qualifyingmatter.
847.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	I support high-density housing near the city and commercial centres.

### Peebles Group Limited

#### Submitter 848

Original Submission No	Plan Change	Provision	Position	Decision Requested
848.1	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Amend the planning maps to rezone the properties at 468-470 Cranford Street as LCZ, as indicated below.
848.2	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Amend the planning maps to rezone the properties at 468- 470 Cranford Street as LCZ, as indicated below.

### Entropy MMX Limited

#### Submitter 849

Original Submission No	Plan Change	Provision	Position	Decision Requested
849.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Amend the planning maps to rezone the properties at 142-144 Winters Road as IG, MRZ, or RS.
849.2	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Amend the planning maps to rezone the properties at 142- 144 Winters Road as IG, MRZ, or RS.

## Crichton Development Group Limited

### Submitter 850

Original Submission No	Plan Change	Provision	Position	Decision Requested
850.1	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Amend the planning maps to rezone the properties at 5-19 John Paterson Drive and 451 Halswell Junction Road as MRZ.
850.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Amend the planning maps to rezone the properties at 5-19 John Paterson Drive and 451 Halswell Junction Road as MRZ.

## Robert Leonard Broughton

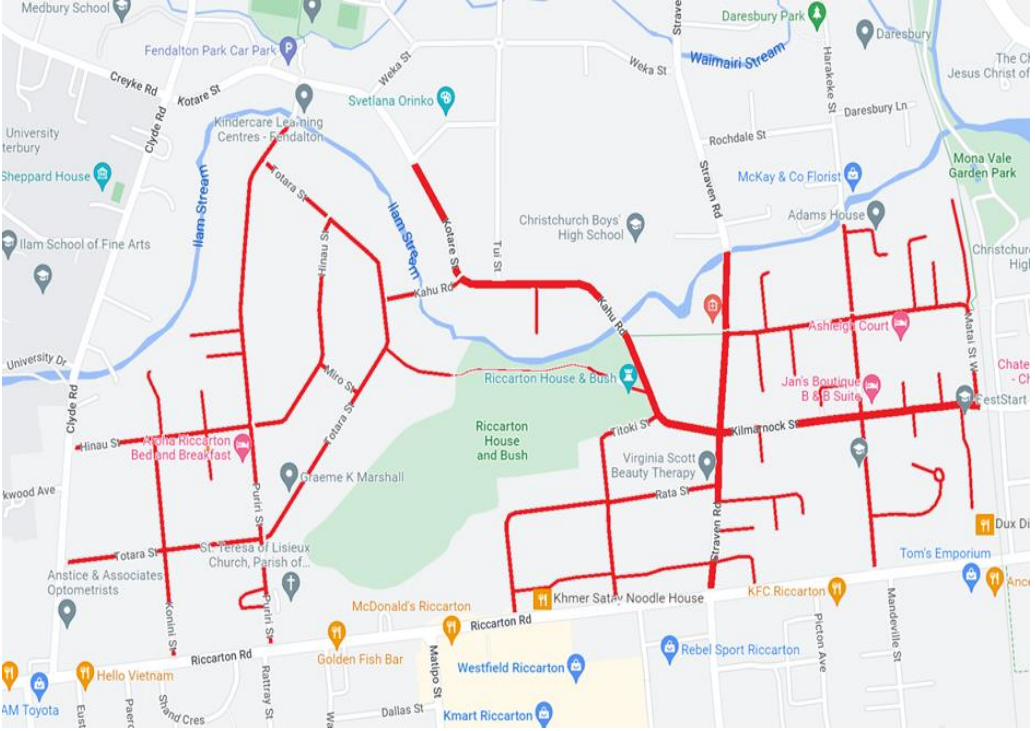
### Submitter 851

Original Submission No	Plan Change	Provision	Position	Decision Requested
851.1	PC14	20 - All of Plan	Oppose	<i>[Seek]</i> the plan change should be reviewed once a proper social impact assessment has been completed.
851.2	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	Seek amendment to the qualifying matter [make them more restrictive].
851.3	PC14	14 - Residential > 14.6 - Rules -	Seek Amendment	Seek amendment to the qualifying matter [make them more restrictive].

		High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary		
851.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Seek amendment to the qualifying matter [make them more restrictive].
851.5	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[A]ll areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review [ <i>known as the Kauri Cluster</i> ] (recommended for inclusion in the RBIA) should be limited to 2-storeys and remain <b>Residential Suburban density</b> .  That specifically the area remain as currently zoned: Residential Suburban. Specifically in my case that the south side of Rata Street <b>not</b> be rezoned Medium Density

851.6	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	<i>[Seeks]</i> A new qualifying matter: Riccarton Commercial/Residential Transition Zone.
851.7	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Seek Amendment	<i>[Seek]</i> the properties on the southern side of Rata Street, should, for reason and consistency, all be included in the Airport Noise Influence Zone.
851.8	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	<p><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.</p> <p>The centre of Riccarton should be taken as the CCC Community Centre in Clarence Street.</p>

851.9	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.2 - Policy - High density location	Seek Amendment	<p><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.</p> <p>The centre of Riccarton should be taken as the CCC Community Centre in Clarence Street.</p>
851.10	PC14	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	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>
851.11	PC14	3 - Strategic Directions	Seek Amendment	<p>[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 weather conditions. That account be taken of the geoscience pertaining to Christchurch.</p>

851.12	PC14	20 - All of Plan	Oppose	Do not embark on over-intensification.
851.13	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	<p>Establish a planned Putaingamotu-Riccarton Precinct as a new qualifying matter.</p> 
851.14	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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>

## Christchurch International Airport Limited (CIAL)

### Submitter 852

Original Submission No	Plan Change	Provision	Position	Decision Requested
852.1	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	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).
852.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.
852.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.
852.4	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.7 - Objective -- Well-functioning urban environment	Seek Amendment	Amend new objective 3.3.7 - Well-functioning urban environment as follows:  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>v. reduced density of development for sensitive activities where a Qualifying Matter applies.</u>
852.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Amend Table 1- Qualifying Matters, as follows:



				<table border="1"><tr><td><b>Chapter 14 Residential</b></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 <del>Low Density Residential Airport Influence Zone and Airport Influence Density Precinct</del> <u>Airport Noise Influence Area</u></td></tr></table>	<b>Chapter 14 Residential</b>	Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)	14.4.1 – 14.4.4, <u>14.9</u> , 14.13, 14.14 <del>Low Density Residential Airport Influence Zone and Airport Influence Density Precinct</del> <u>Airport Noise Influence Area</u>
<b>Chapter 14 Residential</b>							
Safe or efficient operation of nationally significant infrastructure (Christchurch Airport)							
14.4.1 – 14.4.4, <u>14.9</u> , 14.13, 14.14 <del>Low Density Residential Airport Influence Zone and Airport Influence Density Precinct</del> <u>Airport Noise Influence Area</u>							

				<p style="text-align: center;"><b>Chapter 15 Commercial</b></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 NC<del>12</del>– 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 Ldn Air Noise Contour or the Airport Noise Influence Area</u></p> <p>15.10.1.1 P27 and 15.10.1.5 <u>NCI- Mixed Use Zone - Residential activities - Internal bedroom noise reduction, and Residential activities within 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area.</u></p>
852.6	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	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 <u>the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area</u> <del>Low Density Residential Airport Influence Zones</del> 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>

852.7	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.2 - Policy - MDRS Policy 2	Support	<p>Retain new Policy 14.2.3.2</p> <p>14.2.3.2 Policy - MDRS Policy 2</p> <p>a. Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga).</p>
852.8	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.4 - Objective - Strategic infrastructure	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>
852.9	PC14	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	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</p>

				<p>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>
852.10	PC14	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	Support	<p>Retain new Policy 14.2.5.11</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>i. Within the Rural Hamlet area, avoids reverse sensitivity to airport activities and surrounding rural environment ...</p>
852.11	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables > 14.4.1.3 - Restricted discretionary activities	Seek Amendment	<p>Amend Rule 14.4.1.3 RD30 as follows:</p> <p>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 <del>and</del> or the Qualifying Matter Airport Noise Influence Area, refer to Rule 14.4.1.3 RD30<del>4</del>; or P16-P19 standard x. relating to storage of heavy vehicles, refer to Rule 14.4.1.4 D2) for...</p>
852.12	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > 14.4.1 - Activity status tables > 14.4.1.3 -	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 <del>and</del> or the Qualifying Matter Airport Noise Influence Area as shown on the Planning Maps:</p>

		Restricted discretionary activities		<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"> <li>• <u>14.4.2.1 Site density; or</u></li> <li>• <u>14.4.2.3 Building height; or</u></li> <li>• <u>14.4.2.4 Site coverage; or</u></li> <li>• <u>14.4.2.5 Outdoor living space;</u></li> </ul> <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>
852.13	PC14	19 - Planning Maps > 19.10 - Any other zones	Oppose	Amend the planning maps to remove Residential New Neighbourhood zoning and rename to Residential Suburban or Residential Suburban Density Transition zone.
852.14	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.1 - Activity status table > 14.12.1.3 - Restricted discretionary activities	Seek Amendment	<p>Amend rule 14.12.1.3 RD16 as follows:</p> <p>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 <u>or the Qualifying Matter Airport Noise Influence Area</u> 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...</p>

852.15	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.1 - Activity status table > 14.12.1.3 - Restricted discretionary activities	Seek Amendment	<p>Amend rule 14.12.1.3 RD26 as follows:</p> <p>a. The following activities and facilities located within the 50 dB Ldn Air Noise Contour <del>and</del> 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"> <li>• <u>14.12.2.1 Building height; or</u></li> <li>• <u>14.12.2.2 Site coverage; or</u></li> <li>• <u>14.12.2.3 Outdoor living space; or</u></li> <li>• <u>14.12.2.14 Minimum unit size; or</u></li> <li>• <u>14.12.2.16 Outline development plan; or</u></li> <li>• <u>14.12.2.17 Comprehensive residential development.</u></li> </ul> <p>ii. Education activities (Rule 14.12.2.1 P8);</p> <p>iii. Preschools (Rule 14.12.2.1 P9); or</p> <p>iv. Health care facilities (Rule 14.12.2.1 P10)</p> <p>v. Visitor accommodation in a heritage item Rule 14.12.1.1 P25).(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>
852.16	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards >	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>

		14.9.2.1 - Site and precinct density		RDA consent (RD2) required for residential units on sites which do not meet the density standard of rule 14.9.2.1 by 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).
852.17	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.1 - Activity status tables - Town Centre Zone	Seek Amendment	Amend Rule 15.4.1.1 P21 as follows: Residential activity-Activity specific standard:  h. The activity shall not be located within the 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u> as shown on the planning maps.
852.18	PC14	15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.1 - Activity status tables – Local Centre Zone > 15.5.1.1 - Permitted activities	Seek Amendment	[Amend Rule 15.5.1.1 P21 as follows:  <i>Residential activity - Activity specific standard:</i>  g. The activity shall not be located within the 50dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u> as shown on the planning maps.
852.19	PC14	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	Seek Amendment	Amend Rule 15.4.1.5 NC2 as follows:  Sensitive activities within the 50 dB Ldn Air Noise Contour or the <u>Airport Noise Influence Area</u> as defined on the planning maps.
852.20	PC14	15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.1 - Activity status tables – Local Centre Zone > 15.5.1.5 - Non-complying activities	Seek Amendment	Amend Rule 15.5.1.5 NC2 as follows:  Sensitive activities within the 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u> as defined on the planning maps.
852.21	PC14	15 - Commercial > 15.9 - Rules - Commercial Office Zone > 15.9.1 -	Seek Amendment	Amend Rule 15.9.1.1 P10 as follows:



		Activity status tables - Commercial Office Zone > 15.9.1.1 - Permitted activities		a. outside the 50 dB Ldn Air Noise Contour <u>or the Airport Noise Influence Area</u>
852.22	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.1 - Permitted activities	Seek Amendment	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.
852.23	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.5 - Non-complying activities	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>
852.24	PC14	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	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.
852.25	PC14	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	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.

852.26	PC14	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	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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## Lyttelton Port Company Limited

### Submitter 853

Original Submission No	Plan Change	Provision	Position	Decision Requested
853.1	PC14	14 - Residential	Support	Chapters 14 and 15 – Residential Banks Peninsula Zone and Commercial Banks Peninsula Zone  Retain without amendment all provisions that apply to or refer to the Lyttelton Port Influences Overlay as notified.
853.2	PC14	15 - Commercial	Support	Chapters 14 and 15 – Residential Banks Peninsula Zone and Commercial Banks Peninsula Zone  Retain without amendment all provisions that apply to or refer to the Lyttelton Port Influences Overlay as notified.
853.3	PC14	6 - General Rules and Procedures	Support	Retain 6.1A.1 as notified.
853.4	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake	Not Stated	Ensure LPC's facilities remain exempt from requirements.

		Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial contributions		
853.5	PC14	14 - Residential > 14.1 - Introduction	Support	Retain as notified.
853.6	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.2 - Policy - MDRS Policy 2	Support	Retain MDRS policy 2a as notified.
853.7	PC14	14 - Residential > 14.3 - How to interpret and apply the rules	Support	Retain as notified 14.3 How to interpret and apply the rules point f
853.8	PC14	19 - Planning Maps > 19.9 - Any other QMs	Support	Retain “Qualifying Matter – Lyttelton Port Influences Overlay” as notified.
853.9	PC14	14 - Residential > 14.8 - Rules - Residential	Support	Retain area-specific activities for Residential Banks Peninsula Zone as notified in 14.8.3.1.1 – 14.8.3.1.5

		Banks Peninsula Zone > 14.8.3 - Area-specific rules - Residential Banks Peninsula Zone > 14.8.3.1 - Area-specific activities		
853.10	PC14	19 - Planning Maps > 19.9 - Any other QMs	Oppose	Include new “Qualifying Matter –Inland Port Influences Overlay”.
853.11	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone	Oppose	<p>Insert as follows:<i>Rule XXX – Habitable space near theInland Port</i></p> <p><i>a. Any new or extensions to existinghabitable space of any developmentlocated within the Inland PortInfluences Overlay shall be designedand constructed so that noise in anyhabitable space from the Inland Portwill not exceed internal sound designlevel of 30dB LAeq with ventilatingwindows or doors open or withwindows or doors closed andmechanical ventilation installed andoperating.</i></p> <p><i>b. Determination of the internaldesign sound levels required underClause (a), including anycalculations, shall be based on noisefrom the Inland Port as follows:</i></p> <p><i>i. 50dB LAeq on any façade facingnorth to north-east towards theInland Port;</i></p> <p><i>ii. 47dB LAeq on any façade within90 degrees of facing north to northeast and has partial line of sight toany part of Inland Port;</i></p> <p><i>c. Compliance with this rule shall bedemonstrated by providing theCouncil with a design report prior to the issue of the building consent,which is prepared by a</i></p>

				<p><i>suitably qualified acoustics specialist, stating that the design proposed will meet the required internal noise levels.</i></p>						
853.12	PC14	19 - Planning Maps > 19.9 - Any other QMs	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><b>APPENDIX 3 – SPATIAL EXTENT OF AFFECTED RESIDENTIAL ZONED PROPERTIES NEAR CITY DEPOT</b></p> <p> <b>CCC PC14 – Housing and Business Choice</b>          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> <b>LPC</b> 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									
853.13	PC14	14 - Residential >	Support	Retain objective as notified.						

		14.2 - Objectives and Policies > 14.2.12 - Objective - Compatibility with Industrial activities		
853.14	PC14	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	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.
853.15	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.1 - Activity status tables > 14.7.1.4 -	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.

		Discretionary activities		
853.16	PC14	14 - Residential	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>
853.17	PC14	19 - Planning Maps > 19.6 - QM - Any Coastal Hazard	Oppose	Remove Tsunami Management Area qualifying matter from LPC's CityDepot site in Hillsborough.
853.18	PC14	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	Oppose	<p>Policy 5.2.2.5.2 – Managing development within Qualifying Matter Tsunami Management Area</p> <p>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.</p> <p>Remove Tsunami Management Area qualifying matter from LPC's CityDepot site in Hillsborough.</p>
853.19	PC14	5 - Natural Hazards > 5.2 -	Support	Remove Tsunami Management Area qualifying matter from LPC's CityDepot site in Hillsborough.

		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		
853.20	PC14	5 - Natural Hazards > 5.4 - Rules - Flood hazard	Oppose	5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area  5.4A.1 Permitted activitiesa. There are no permitted activities.  Remove Tsunami Management Area Qualifying matter from LPC’s CityDepot site in Hillsborough.
853.21	PC14	5 - Natural Hazards > 5.4 - Rules - Flood hazard	Oppose	5.4A Rules – Qualifying Matter Coastal Hazard Management Areas and Qualifying Matter Tsunami Management Area  NC3Development, subdivision and landuse that would provide forresidential intensification of any sitewithin the Qualifying MatterTsunami Management Area exceptthat permitted or controlled in Rule14.4.1.  Remove Tsunami Management Area Qualifying matter from LPC’s CityDepot site in Hillsborough.



Orion New Zealand Limited (Orion)

Submitter 854

Original Submission No	Plan Change	Provision	Position	Decision Requested		
854.1	PC14	15 - Commercial	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 or, 33kV, <u>11kv, 400V or 230V</u> electricity distribution line support structure foundation.
854.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Seek Amendment	New Rule to be inserted into MDRS  <b>Activity</b>  <u><b>PX The establishment of a new, or expansion of an existing sensitive activity.</b></u>  <b>Activity specific standards</b> <u><b>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.</b></u>  <b>14.5.1.4 Discretionary activities</b>  <b>Activity</b> <u><b>DX</b></u> <u><b>a. Any activity that does not meet the activity specific standard under PX.</b></u>		

				<b><u>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited (absent its written approval).</u></b>
854.3	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone	Seek Amendment	<p>New Rule to be inserted into following zones:</p> <ul style="list-style-type: none"> <li>• Residential suburban and Residential Suburban Transition zone</li> </ul> <p>Insert a new rule for provision of electricity equipment and infrastructure as follows:</p> <p><b>Activity</b></p> <p><b><u>PX The establishment of a new, or expansion of an existing sensitive activity.</u></b></p> <p><b>Activity specific standards</b></p> <p><b><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></b></p> <p><b>14.5.1.4 Discretionary activities</b></p> <p><b>Activity</b></p> <p><b><u>DX</u></b></p> <p><b><u>a. Any activity that does not meet the activity specific standard under PX.</u></b></p> <p><b><u>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited (absent its written approval).</u></b></p>
854.4	PC14	14 - Residential > 14.6 - Rules - High Density	Seek Amendment	<p>New Rule to be inserted into following zones:</p> <ul style="list-style-type: none"> <li>• High Density Residential zone</li> </ul>

		Residential Zone		<p>Insert a new rule for provision of electricity equipment and infrastructure as follows:</p> <p><b>Activity</b></p> <p><b><u>PX The establishment of a new, or expansion of an existing sensitive activity.</u></b></p> <p><b>Activity specific standards</b></p> <p><b><u>a. Either a land area of at least 5.5m<sup>2</sup> is provided at the boundary closest to the road reserve for electricity equipment and infrastructure, or confirmation is provided from Orion New Zealand Limited that it is not required.</u></b></p> <p><b>14.5.1.4 Discretionary activities</b></p> <p><b>Activity</b></p> <p><b><u>DX</u></b></p> <p><b><u>a. Any activity that does not meet the activity specific standard under PX.</u></b></p> <p><b><u>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited (absent its written approval).</u></b></p>
854.5	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone	Seek Amendment	<p>New Rule to be inserted into following zones:</p> <ul style="list-style-type: none"> <li>• Residential Hills zone</li> </ul> <p>Insert a new rule for provision of electricity equipment and infrastructure as follows:</p> <p><b>Activity</b></p>

				<p><b><u>PX The establishment of a new, or expansion of an existing sensitive activity.</u></b></p> <p><b>Activity specific standards</b>  <b><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></b></p> <p><b>14.5.1.4 Discretionary activities</b></p> <p><b>Activity</b>  <b><u>DX</u></b>  <b><u>a. Any activity that does not meet the activity specific standard under PX.</u></b>  <b><u>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited (absent its written approval).</u></b></p>
854.6	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone	Seek Amendment	<p>New Rule to be inserted into following zones:</p> <ul style="list-style-type: none"> <li>• Future Urban zone</li> </ul> <p>Insert a new rule for provision of electricity equipment and infrastructure as follows:</p> <p><b>Activity</b></p> <p><b><u>PX The establishment of a new, or expansion of an existing sensitive activity.</u></b></p> <p><b>Activity specific standards</b>  <b><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,</u></b></p>

				<p><b><u>or confirmation is provided from Orion New Zealand Limited that it is not required.</u></b></p> <p><b>14.5.1.4 Discretionary activities</b></p> <p><b>Activity</b> <b><u>DX</u></b> <b><u>a. Any activity that does not meet the activity specific standard under PX.</u></b> <b><u>b. Any application arising from this rule shall not be publicly notified and shall be limited notified only to Orion New Zealand Limited (absent its written approval).</u></b></p>
854.7	PC14	19 - Planning Maps > 19.9 - Any other QMs	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 <b><u>Distribution</u></b> Corridors and Infrastructure.
854.8	PC14	19 - Planning Maps > 19.9 - Any other QMs	Support	Retain the operative District Plan provisions within the SEDL QM rather than activity standards associated with MDRS.
854.9	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.13 - Objective - Infrastructure	Seek Amendment	Amend existing Objective 3.3.13 Objective – Infrastructure as follows: ...  <b><u>vi. managing activities to avoid adverse effects on the 11kV, 400V and 230V electricity distribution network.</u></b>
854.10	PC14	6 - General Rules and Procedures	Support	Chapter 6.1A Matters Table 1  Orion supports identification of Electricity Transmission Corridor and Infrastructure as a qualifying matter in PC14.
854.11	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 -	Support	Policy 14.2.3.2  Retain as notified.

		Objective - MDRS Objective 2 > 14.2.3.2 - Policy - MDRS Policy 2		
854.12	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	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</u> within 5 metres of a 66kV or, 33kV, <u>11kv, 400V, or 230V</u> electricity distribution line support structure foundation.
854.13	PC14	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	Seek Amendment	Residential Suburban Zone and Residential Suburban Density Transition Zone Rule 14.4.1.5.  Add an additional clause to NC7 and amend clause 'c'[sic][b]. as follows:  <b><u>iii [sic][iv] within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line.</u></b>  b. <b><u>Conductive Fences</u></b> within 5 metres of a 66kV or, 33kV, <b><u>11kv, 400V or 230V</u></b> electricity distribution line support structure foundation.
854.14	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.1 - Activity status	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:

		tables > 14.7.1.5 - Non-complying activities		<p><b><u>iii within 3m of the outside overheadconductor of any 11kV, 400V or 230V</u>electricity distribution line.</b></p> <p>b. <b><u>Conductive F</u></b>fences within 5 metres of a66kV <del>or</del>, 33kV, <b><u>11kv, 400V or 230V</u></b>electricity distribution line support structurefoundation.</p>
854.15	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.1 - Activity status table > 14.12.1.5 - Non-complying activities	Seek Amendment	<p>Future Urban Zone Rule 14.12.1.5 Non-complying activities NC2.</p> <p>Add an additional clause to NC2 a. andamend clause ‘b’ as follows:</p> <p><b><u>iv within 3m of the outside overheadconductor of any 11kV, 400V or 230V</u>electricity distribution line.</b></p> <p>b. <b><u>Conductive F</u></b>fences within 5 metres of a66kV <del>or</del>, 33kV, <b><u>11kv, 400V or 230V</u></b>electricity distribution line support structurefoundation.</p>
854.16	PC14	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	Seek Amendment	<p>Town Centre Zone Rule 15.4.1.5 Non-complying activities.</p> <p>Add an additional clause to NC3 a. andamend clause ‘d’ as follows:</p> <p><b><u>iii within 3m of the outside overheadconductor of any 11kV, 400V or 230V</u>electricity distribution line.</b></p> <p>d. <b><u>Conductive F</u></b>fences within 5 metres of aNational Grid transmission line supportstructure foundation, 66kV <del>or</del>, 33kV, <b><u>11kv,400V or 230V</u></b> electricity distribution linesupport structure foundation.</p>
854.17	PC14	15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.1 - Activity status	Seek Amendment	<p>Local Centre Zone Rule 15.5.1.5 Non-complying activities</p> <p>Add an additional clause to NC3 a. andamend clause ‘d’ as follows:</p>

		tables – Local Centre Zone > 15.5.1.5 - Non-complying activities		<p>iii <u>within 3m of the outside overheadconductor of any 11kV, 400V or 230V</u>electricity distribution line.</p> <p>d. <b><u>Conductive F</u></b>fences within 5 metres of aNational Grid transmission line supportstructure foundation, 66kV <b><u>or</u></b>, 33kV, <b><u>11kv,400V or 230V</u></b> electricity distribution linesupport structure foundation.</p>
854.18	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.1 - Activity status tables - Neighbourhood Centre Zone > 15.6.1.5 - Non-complying activities	Seek Amendment	<p>Neighbourhood Centre Zone Rule 15.6.1.5 Non - Complying activities.</p> <p>Add an additional clause to NC3 a. andamend clause ‘d’ as follows:</p> <p><b><u>iii within 3m of the outside overheadconductor of any 11kV, 400V or 230V</u>electricity distribution line.</b></p> <p>d. <b><u>Conductive F</u></b>fences within 5 metres of aNational Grid transmission line supportstructure foundation, 66kV <b><u>or</u></b>, 33kV, <b><u>11kv,400V or 230V</u></b> electricity distribution linesupport structure foundation</p>
854.19	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.1 - Activity status tables - Mixed Use Zone > 15.10.1.5 - Non-complying activities	Seek Amendment	<p>Mixed Use Zone Rule 15.10.1.5 Non-complying activities.</p> <p>Add an additional clause to NC2 and amendclause ‘c’ as follows:</p> <p><b><u>X Sensitive activities within 3m of theoutside overhead conductor of any 11kV,400V or 230V electricity distribution line.</u></b></p> <p>d. <b><u>Conductive F</u></b>fences within 5 metres of a66kV <b><u>or</u></b>, 33kV, <b><u>11kv, 400V or 230V</u></b>electricity distribution line support structurefoundation.</p>
854.20	PC14	16 - Industrial > 16.4 - Rules - Industrial General Zone >	Seek Amendment	<p>Industrial General Zone</p> <p>Rule 16.4.1.5 on-complying activities</p>



		16.4.1 - Activity status tables - Industrial General Zone > 16.4.1.5 - Non-complying activities		<p>Add an additional clauses to 'NC1' and amend clause 'd' as follows:</p> <p><b><u>X Sensitive activities within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line.</u></b></p> <p>d. <del>Conductive F</del>fences within 5 metres of a 66kV National Grid transmission line support structure foundation or 5 metres of a 66kV <del>electricity distribution support structure foundation or, 33kV, 11kv, 400V or 230V</del> electricity distribution line support structure foundation.</p>
854.21	PC14	16 - Industrial > 16.6 - Rules - Industrial Park Zone > 16.6.1 - Activity status tables - Industrial Park Zone > 16.6.1.5 - Non complying activities	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><b><u>X Sensitive activities within 3m of the outside overhead conductor of any 11kV, 400V or 230V electricity distribution line.</u></b></p> <p>d. <del>Conductive F</del>fences within 5 metres of a 66kV <del>electricity distribution support structure foundation or, 33kV, 11kv, 400V or 230V</del> electricity distribution line support structure foundation.</p>
854.22	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Support	Orion supports identification of Electricity Transmission Corridor and Infrastructure as a qualifying matter in PC14.
854.23	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A -	Support	Orion supports identification of Electricity Transmission and Distribution Corridors as a qualifying matter in PC14.

		Qualifying Matters		
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## Lendlease Limited

### Submitter 855

Original Submission No	Plan Change	Provision	Position	Decision Requested
855.1	PC14	3 - Strategic Directions	Seek Amendment	Retain Chapter 3 as notified, except Objective 3.3.7 where the Metropolitan Centre Zone should be referenced.
855.2	PC14	7 - Transport	Support	Retain Chapter 7 as notified.
855.3	PC14	8 - Subdivision, Development and Earthworks	Seek Amendment	Retain Chapter 8 as notified, except for amendments to 8.6.1, 8.6.2 and 8.9.2.1.
855.4	PC14	15 - Commercial	Seek Amendment	Retain Chapter 15 as notified, except where specified in relation to the introduction of a new Metropolitan Centre Zone for Hornby.
855.5	PC14	1 - Introduction > 1.3 - Statutory Context > 1.3.4 - The Relationship with Other Plans and Documents	Support	Retain changes to 1.3.4.2 as notified.
855.6	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List	Seek Amendment	<p>Amend the definition of “Commercial Centre” to include reference to the “Metropolitan Centre Zone”, as follows:</p> <p>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.</p>

855.7	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	<p>The submitter requests that:</p> <ul style="list-style-type: none"> <li>- Hornby Town Centre be rezoned as a Metropolitan Centre Zone</li> <li>- 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.</li> <li>- Review the extent of the Town Centre Zone to determine whether the larger centres should be rezoned Metropolitan Centre Zone</li> </ul>
855.8	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List	Seek Amendment	<p>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, <u>Metropolitan Centre Zone</u>, City Centre Zone, Central City Mixed Use Zone and Central City Mixed Use (South Frame) Zone.</p>
855.9	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List	Seek Amendment	<p>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.</p>
855.10	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List	Seek Amendment	<p>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 <del>lower building</del></p>

				heights, with attention to the human experience from eye level, relative to the physical size of a person.
855.11	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List	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	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List	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	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List	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	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List	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	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List	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, Edgeware, 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/Greers Road, Wigram, Woolston and Yaldhurst; and the Commercial Banks Peninsula Zone at Lyttelton and Akaroa.</p>
855.16	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List	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>
855.17	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.7 - Objective -- Well-functioning urban environment	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</p>

				<p>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>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</p>
855.18	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Support	Retain Chapter 6.1A as notified.
855.19	PC14	6 - General Rules and Procedures > 6.1 - Noise	Support	Retain Chapter 6.1 as notified.
855.20	PC14	6 - General Rules and Procedures > 6.3 - Outdoor Lighting	Support	Retain Chapter 6.3 as notified.
855.21	PC14	6 - General Rules and Procedures > 6.8 - Signs	Seek Amendment	
855.22	PC14	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	Seek Amendment	Amend the table contained in 6.8.4.1.1 to include reference to "Metropolitan Centre"
855.23	PC14	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	Seek Amendment	Amend the table contained in 6.8.4.2.4 to include reference to "Metropolitan Centre".

855.24	PC14	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	Seek Amendment	Amend the table contained in 6.8.4.2.6 to include reference to "Metropolitan Centre".
855.25	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Seek Amendment	Amend Table 2 of 8.6.1 to include reference to the Metropolitan Centre Zone.
855.26	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.2 - Allotments with existing or proposed buildings	Seek Amendment	Amend Table 6 of 8.6.2 to include reference to the Metropolitan Centre Zone.
855.27	PC14	8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks > 8.9.2 - Activity status tables > 8.9.2.1 - Permitted activities	Seek Amendment	Amend Table 9 of 8.9.2.1 to include reference to the Metropolitan Centre Zone.
855.28	PC14	15 - Commercial > 15.1 - Introduction	Seek Amendment	Amend 15.1 Introduction to include reference to the "Metropolitan Centre Zone", as follows:  15.1 Introduction...  d. This chapter seeks to manage commercial activity in the City through a 'centres-based' approach. The hierarchy of centres comprises the City

				<p>Centre, <u>Metropolitan Centres</u>, Town Centres, Local Centres, <u>Neighbourhood Centres</u>, 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>
855.29	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities	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>...</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>



				iv. gives primacy to the City Centre followed by <u>Metropolitan Centres</u> , Town Centres and Local Centres identified as Key Activity Centres;
855.30	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.1 - Policy - Role of centres	Seek Amendment	<p>Amend Policy 15.2.2.1 and Table 15.1 to include reference to the “Metropolitan Centre Zone”, as follows, including any consequential changes as a result of the review of the other Town Centres:</p> <p>15.2.2.1 Policy – Role of centres</p> <p>a. Recognise and manage commercial centres as the focal points for the community and business through intensification within centres that reflects their functions and catchment sizes, and in accordance with a framework that:</p> <p>i. gives primacy to, and supports, the recovery of the 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 activities that locate within them;</p> <p>...</p> <p>Table 15.1 – Centre’s role</p> <p><u>AA. Metropolitan Centre</u></p> <p><u>Used predominantly for a broad range of commercial, community, recreational and residential activities and is a focal point for sub-regional urban catchments. Serves as a hub for commercial growth and development, community interaction, and high-frequency transportation services. These centres are second in scale and intensity only to the Central 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</u></p>

			<p>activities of all sizes. The extent of the centre is the Metropolitan Centre Zone</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"> <li>• <u>in smaller urban areas, a range of commercial, community, recreational and residential activities.</u></li> <li>• <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></li> </ul> <p><del>Major Retail destination for</del> 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>
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				<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 30,000m<sup>2</sup></p>
855.31	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes	Seek Amendment	Amend Objective 15.2.4 to include reference to the “Metropolitan Centre Zone”.
855.32	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.4 - Objective - Urban form, scale and design outcomes > 15.2.4.1 - Policy - Scale and form of development	Seek Amendment	<p>Amend Policy 15.2.4.1 b to reference the “Metropolitan Centre Zone”, as follows:</p> <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>

855.33	PC14	15 - Commercial > 15.3 - How to interpret and apply the rules	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>
855.34	PC14	15 - Commercial	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.

**Bruce Neill Alexander**

**Submitter 857**

Original Submission No	Plan Change	Provision	Position	Decision Requested
857.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	The submitter seeks that their property, 111 Hackthorne Road is included in the heritage schedule due to its age and history.

## Ministry of Housing and Urban Development

### Submitter 859

Original Submission No	Plan Change	Provision	Position	Decision Requested
859.1	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	That the Low Public Transport Accessibility Qualifying Matter [is] deleted and the appropriate underlying zoning is applied
859.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	That the Sunlight Access Qualifying Matter is deleted
859.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	That the Sunlight Access Qualifying Matter is deleted
859.4	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	That the Sunlight Access Qualifying Matter is deleted
859.5	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Oppose	That the Airport Noise Contours Qualifying Matter be deleted
859.6	PC14	19 - Planning Maps > 19.9 - Any other QMs	Oppose	That the Key Transport Corridors – City Spine Qualifying Matter [is] deleted
859.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	That the following qualifying matters are deleted and the appropriate underlying zoning is applied: a. Low Public Transport Accessibility Qualifying Matter. b. Sunlight Access. c. Airport Noise Contours. d. Key Transport Corridors – City Spine.

859.8	PC14	19 - Planning Maps > 19.9 - Any other QMs	Support	[Retain Riccarton Bush Interface Qualifying Matter and consider further reductions]
859.9	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone	Seek Amendment	[With respect to the Riccarton Bush Interface Qualifying Matter, consider] any further reductions if other submissions suggest any
859.10	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Seek Amendment	[With respect to the Riccarton Bush Interface Qualifying Matter, consider] further reductions if other submissions suggest any
859.11	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	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.
859.12	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.

## Sally & Declan Bransfield

### Submitter 860

Original Submission No	Plan Change	Provision	Position	Decision Requested
860.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Supports High Density Residential Zone in proximity to schools, shops, public transport routes, hospitals around Hagley Park.
860.2	PC14	19 - Planning Maps > 19.10 - Any other zones	Support	Retain Residential Suburban Zone around Deans Bush Interface Area as notified.
860.3	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Seek Amendment	Supports Residential Suburban Zone around Deans Bush Interface Area, all other areas around Deans Bush should be High Density.

## Julie Robertson-Steel

### Submitter 861

Original Submission No	Plan Change	Provision	Position	Decision Requested
861.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Seek that the entire St Albans area between Bealey Avenue and Edgeware Road should be designated a Medium Density Residential Zone.
861.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	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.
861.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Seek amendment to keep high density residential development area within the Four Avenues.

## Lloyd Barclay

### Submitter 862

Original Submission No	Plan Change	Provision	Position	Decision Requested
862.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Seeks that building heights are restricted to three storeys in residential areas.
862.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	Seeks that building height is restricted to three storeys in residential areas.
862.3	PC14	7 - Transport > 7.4 - Rules - Transport > 7.4.3 - Standards - Transport (All zones	Seek Amendment	Seeks that minimum car parking requirements are included for new developments.

		outside the Specific Purpose (Lyttelton Port) Zone)		
862.4	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments	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.

### Stuart James Irvine

#### Submitter 863

Original Submission No	Plan Change	Provision	Position	Decision Requested
863.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Oppose HRZ of Strowan area, west of Papanui Road.

### Douglas Corbett

#### Submitter 864

Original Submission No	Plan Change	Provision	Position	Decision Requested
864.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Oppose building heights over 2 storeys.
864.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Seek Amendment	High Density housing in Central City only
864.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Opposes [buildings greater than] two storeys



864.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.1 - Site density and servicing	Seek Amendment	Oppose MRZ in Hornby. Seeks to have this retained at single level housing
864.5	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Oppose building heights over 2 storeys.
864.6	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	High Density housing in Central City only

### Rogen Lough

#### Submitter 865

Original Submission No	Plan Change	Provision	Position	Decision Requested
865.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Oppose the HRZ zoning for the block to the south of Mayfair Street. Retain as open space.

### Helen Adair Denize

#### Submitter 866

Original Submission No	Plan Change	Provision	Position	Decision Requested
866.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Opposes three storey height in residential areas.
866.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Opposes three storey height in residential areas.

**Robina Dobbie****Submitter 867**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
867.1	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	[Seeks to] add in a qualifying matter in the CBD and other vulnerable areas of land for managing earthquake natural hazards.
867.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Oppose minimum two-storey building heights in the High Density Residential Zone.
867.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Oppose HDZ around commercial centers

**Maureen Kerr****Submitter 868**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
868.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
868.2	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	Protect and maintain special character and quality of existing homes in area from Papanui Road to Watford Street.
868.3	PC14	20 - All of Plan	Seek Amendment	Address existing issues of traffic congestion, carparking, flooding, liquefaction
868.4	PC14	20 - All of Plan	Seek Amendment	

Dawn E Smithson

Submitter 869

Original Submission No	Plan Change	Provision	Position	Decision Requested
869.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[That] the eastern blocks of Strowan from Normans Road to Blighs Road [be zoned MRZ instead of HRZ]
869.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[That]the eastern blocks of Strowan from Normans Road to Blighs Road [be zoned MRZinstead of HRZ]

Susanne Antill

Submitter 870

Original Submission No	Plan Change	Provision	Position	Decision Requested
870.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Oppose replacing existing residential zones in the city with two new ones - a medium density zone and a high density zone.
870.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Oppose replacing existing residential zones in the city with two new ones - a medium density zone and a high density zone.
870.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Oppose increased height limits of buildings
870.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Oppose increased height limits of buildings.
870.5	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town	Oppose	Opposeincreased height limits of buildings.

		Centre Zone > 15.4.2.2 - Maximum building height		
870.6	PC14	15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.2 - Maximum building height	Oppose	Oppose increased height limits of buildings.
870.7	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.1 - Maximum building height	Oppose	Oppose increased height limits of buildings.
870.8	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Oppose	Oppose increased height limits of buildings.
870.9	PC14	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	Oppose	Oppose increased height limits of buildings.
870.10	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) > 15.13.2.1 - Building height	Oppose	Oppose increased height limits of buildings.
870.11	PC14	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	Seek Amendment	Oppose increased height limits of buildings.
870.12	PC14	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	Oppose	Oppose increased height limits of buildings.
870.13	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices >	Oppose	Oppose the sentence "" Heritage that should be protected, with a number of new buildings,

		9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items		items and interiors added to the Schedule of Significant Historic Heritage"
870.14	PC14	11 - Utilities and Energy > 11.7 - Rules - Communication facilities	Oppose	Oppose 5G towers which pose a significant threat to both our freedom and our health
870.15	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	We totally oppose denser housing which will actually cut sunlight from residences
870.16	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Oppose denser housing which will actually cut sunlight from residences
870.17	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone > 15.6.2.1 - Maximum building height	Oppose	Oppose increased height limits of buildings
870.18	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Oppose replacing existing residential zones in the city with two new ones - a medium density zone and a high density zone.
870.19	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Oppose replacing existing residential zones in the city with two new ones - a medium density zone and a high density zone.

**Scott Tindall**

**Submitter 871**

Original Submission No	Plan Change	Provision	Position	Decision Requested
871.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[That the Hornby area is not zoned HRZ]

## Oyster Management Limited

### Submitter 872

Original Submission No	Plan Change	Provision	Position	Decision Requested
872.1	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	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.
872.2	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	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><b>Amend the Central City Maximum Building Height Overlay map to:</b></p> <ol style="list-style-type: none"> <li>1. Apply the 90m Central City Building Height Overlay to the Block if the Block is included within the City Centre zone; or</li> <li>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).</li> </ol>
872.3	PC14	15 - Commercial > 15.13 - Rules - Central City Mixed Use Zone (South Frame) > 15.13.1 - Activity status tables - Central City Mixed Use Zone (South	Oppose	Delete Rule 15.13.1.2 C1

		Frame) > 15.13.1.2 - Controlled activities		
872.4	PC14	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	Oppose	Delete Rule 15.13.1.3 RD1.
872.5	PC14	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	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, <del>except 15.13.2.1(a)(i)(b)</del> , unless otherwise specified.
872.6	PC14	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	Oppose	Delete Rule 15.13.1.4 D2.
872.7	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) > 15.13.2.1 - Building height	Seek Amendment	Retain Standard 15.13.2.1(a)(i)(a) and delete 15.13.2.1(a)(i)(b).
872.8	PC14	15 - Commercial > 15.12 - Rules - Central City Mixed Use Zone > 15.12.1 - Activity status tables -	Seek Amendment	Amend Rule 15.12.1.3 RD2 as follows:

		Central City Mixed Use Zone > 15.12.1.3 - Restricted discretionary activities		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, <del>except 15.12.2.2(b)</del> , unless otherwise specified.
872.9	PC14	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	Oppose	Delete Rule 15.12.1.4 D2.
872.10	PC14	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	Oppose	Delete Rule 15.12.1.3 RD5.
872.11	PC14	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	Seek Amendment	Retain Standard 15.12.2.2(a) and delete 15.12.2.2(b) re maximum height for building base.
872.12	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.2 - Controlled activities	Oppose	Delete Rule 15.11.1.2.C1
872.13	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.3 -	Oppose	Delete Rule 15.11.1.3.RD1



		Restricted discretionary activities		
872.14	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.3 - Restricted discretionary activities	Support	Retain Rule 15.11.1.3 RD3
872.15	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.1 - Activity status tables - City Centre Zone > 15.11.1.4 - Discretionary activities	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.
872.16	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Seek Amendment	Retain Standard 15.11.2.11(a)(i)(A) and delete (a)(i)(B) re maximum height for building base.
872.17	PC14	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	Oppose	Delete Standard 15.11.2.12.

David Lawry

Submitter 873

Original Submission No	Plan Change	Provision	Position	Decision Requested
873.1	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Oppose	Remove 50dba Ldn Air Noise Contour as a QM

873.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Oppose	Remove 50dba Ldn Air Noise Contour as a QM
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## Daresbury Ltd

### Submitter 874

Original Submission No	Plan Change	Provision	Position	Decision Requested
874.1	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.1 - A	Oppose	[Seeks to oppose the] [d]efinition of 'Alteration'
874.2	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.4 - D	Oppose	[Seeks to oppose the] [d]efinition of 'Demolition'
874.3	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Oppose	[Seeks to oppose the] [d]efinition of 'Heritage setting'
874.4	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Support	[Seeks council retains the] [d]efinition of 'Heritage Building Code Works' [as proposed].
874.5	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.18 - R	Support	Seeks council to retain the [d]efinition of 'Reconstruction' as proposed.
874.6	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.18 - R	Seek Amendment	[Regarding the definition of 'Relocation']  [O]pposes the deletion of the exclusions in (a) and (b).
874.7	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.18 - R	Support	[Seeks council retain the proposed definition of 'repairs'.

874.8	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.18 - R	Support	[Seeks council retain the proposed] definition of 'Restoration'.
874.9	PC14	8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks	Support	Seeks council retains the '8.9-Rules - Earthworks' as proposed.
874.10	PC14	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	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.
874.11	PC14	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	Seek Amendment	[Regarding Policy 9.3.2.2.8 - Demolition of scheduled historic heritage]  Seeks to oppose the changes to clause (a)(ii) of this policy.
874.12	PC14	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	Oppose	[Regarding Rule 9.3.4.1.1 (P9)]  Seeks to oppose the deletion of P9.
874.13	PC14	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	Oppose	[Seeks to oppose the proposed changes to] 'Matters of discretion 9.3.6.1(a)'.
874.14	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	[Seeks council] deletes Heritage Item 185 and Heritage setting 602 over Daresbury House from Appendix 9.3.7.2.
874.15	PC14	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	Seek Amendment	[Seeks to oppose the changes proposed to Appendix 9.3.7.4]

874.16	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.10 - Objective - Natural and cultural environment	Oppose	[Regarding Objective 3.3.10(ii)(E)]  [Seeks that this objective is deleted]
874.17	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial contributions	Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.
874.18	PC14	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	Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.
874.19	PC14	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	Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.
874.20	PC14	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	Oppose	[Regarding 6.10A.1d]  [Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.
874.21	PC14	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	Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.
874.22	PC14	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	Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.

874.23	PC14	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	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.
874.24	PC14	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	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.
874.25	PC14	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	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.
874.26	PC14	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	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.
874.27	PC14	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	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.
874.28	PC14	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	Oppose	[Seeks to] [d]elete all of the financial contributions draft provisions in their entirety.

874.29	PC14	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	Oppose	[Seeks to] [d]elete all of the financial contributionsdraft provisions in their entirety.
874.30	PC14	8 - Subdivision, Development and Earthworks > 8.8 - Rules as to matters of discretion - subdivision > 8.8.3 - Roads	Oppose	[Regarding 8.8.3 b]  [Seeks that council delete this rule]
874.31	PC14	9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees	Oppose	[Seeks that council delete this subchapter]

## Philippa Rutledge

### Submitter 875

Original Submission No	Plan Change	Provision	Position	Decision Requested
875.1	PC14	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	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	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	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.

Alan Ogle

Submitter 876

Original Submission No	Plan Change	Provision	Position	Decision Requested
876.1	PC14	20 - All of Plan	Seek Amendment	Seek that the plan change should be reviewed once a proper social impact assessment has been completed.
876.2	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.1 - Policy - Role of centres	Seek Amendment	Seek amendment to change Riccarton to a Town or Neighbourhood Centre, not a Large Town Centre
876.3	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Seek amendment to change Riccarton to a Town or Neighbourhood Centre, not a Large Town Centre
876.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Seek amendment to the Sunlight Qualifying Matter to be more conservative than proposed.
876.5	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Seek Amendment	Seek amendment to the Sunlight Qualifying Matter to be more conservative than proposed.
876.6	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	Seek amendment to the Sunlight Qualifying Matter to be more conservative than proposed.
876.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	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
876.8	PC14	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	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.
876.9	PC14	19 - Planning Maps > 19.10 - Any other zones	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.
876.10	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone	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.
876.11	PC14	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	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.



876.12	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
876.13	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	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	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
876.15	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	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.
876.16	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	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.
876.17	PC14	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	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.
876.18	PC14	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	Support	<p>Support the provisions for tree canopy and financial contributions, noting:</p> <ol style="list-style-type: none"> <li>1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14.</li> <li>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.</li> </ol>
876.19	PC14	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	Support	<p>Support the provisions for tree canopy and financial contributions, noting:</p> <ol style="list-style-type: none"> <li>1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14.</li> <li>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.</li> </ol>
876.20	PC14	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	Support	<p>Support the provisions for tree canopy and financial contributions, noting:</p> <ol style="list-style-type: none"> <li>1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14.</li> <li>2. Any financial contributions made to compensate for tree removal should be required to be spent in the</li> </ol>

				area where trees are removed to, at least, replace what was there with equivalent planting.
876.21	PC14	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)	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.
876.22	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	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.
876.23	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Oppose the recession plane rules for [MDRS].
876.24	PC14	20 - All of Plan	Oppose	Oppose intensification of development.
876.25	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	Seek inclusion of provisions that consider the safety effects of increased shade and frost upon the cycleways and footpaths within the zone.
876.26	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	Seek inclusion of provisions that consider the safety effects of increased shade and frost upon the cycleways and footpaths within the zone.
876.27	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built	Seek Amendment	Seek inclusion of provisions that consider the safety effects of increased shade and frost upon the cycleways and footpaths within the zone.

		form standards > 14.5.2.7 - Minimum building setbacks		
876.28	PC14	19 - Planning Maps > 19.9 - Any other QMs	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	PC14	19 - Planning Maps > 19.9 - Any other QMs	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.
876.30	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	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.

## Otautahi Community Housing Trust

### Submitter 877

Original Submission No	Plan Change	Provision	Position	Decision Requested
877.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Support	Retain MRZ over areas where MRZ is proposed in PC14 as notified.
877.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Retain HRZ over areas where HRZ is proposed in PC14 as notified.
877.3	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Seek Amendment	Rezone to MRZ areas that are proposed as RS/ RSDT zones under the Public Transport Accessibility QM.

877.4	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	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	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Reduce the Tsunami Management Area to a 1:100 year hazard.
877.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Delete the Residential Heritage Area qualifying matter and any proposed provisions.
877.7	PC14	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	Seek Amendment	Delete the Residential Heritage Area qualifying matter and any proposed provisions.
877.8	PC14	9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.4 - Rules >	Seek Amendment	Retail Significant and Other Tree Qualifying Matter.  Amend Rule 9.4.4.1.1 P12 as follows:

		9.4.4.1 - Activity status tables > 9.4.4.1.1 - Permitted activities		Rule 9.4.4.1.1 P12 - Activities shall be undertaken by, or under the supervision of, a works arborist. <del>employed or contracted by the Council or a network utility operator.</del>
877.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	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.
877.10	PC14	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	Support	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.
877.11	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-	Seek Amendment	Delete all new or extended character areas as qualifying matters.

		specific rules - Medium Density Residential Zone > 14.5.3.1 - Area-specific activities		<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>
877.12	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Seek Amendment	<p><b>Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions.</b></p> <p><b>Rezone all areas subject to this QM to MRZ (unless there is another QM in play that would prevent rezoning)</b></p>
877.13	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Delete the Key Transport Corridors – City Spine Qualifying Matter and all associated provisions.

877.14	PC14	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	Seek Amendment	<p>Amend Policy 5.2.2.5.2 as follows:</p> <p>Within the Tsunami Management Area Qualifying Matter, <del>avoid discourage</del> development, subdivision and land use that would provide for intensification of any site, <del>unless the risk to life and property is acceptable</del>.</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>	
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877.15	PC14	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	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 <b><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></b></p> <p><b>Rule 54A.5 NC3 should be amended as follows:</b></p> <ul style="list-style-type: none"> <li><b>a. Development, <del>subdivision</del> and land use that would provide for residential intensification of any site within the Qualifying Matter Tsunami Management Area except that permitted or controlled in Rules 14.4.1_and 14.4.2.</b></li> </ul> <p>Any consequential amendments to zones, overlays, precincts, and qualifying matters to reflect the relief sought in the submission.</p>
877.16	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial contributions	Oppose	Delete Section 6.10A and all associated provisions.
877.17	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built	Seek Amendment	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.

		form standards > 14.12.2.7 - Landscaping and tree canopy cover		
877.18	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Seek Amendment	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.
877.19	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Seek Amendment	Delete the provisions relating to the tree canopy financial contribution and associated tree canopy rules.
877.20	PC14	8 - Subdivision, Development and Earthworks > 8.9 - Rules - Earthworks > 8.9.2 - Activity status tables > 8.9.2.1 - Permitted activities	Seek Amendment	[Regarding 8.9.2.1]  Amend Table 9(d) so the maximum volume is <b>250m<sup>3</sup>/ site net fill above existing ground level</b>
877.21	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.1 - Policy - Housing	Seek Amendment	[Regarding Policy 14.2.1.1]

		distribution and density		<p>Retain clauses (a)(ii) and (iii).</p> <p>Add a new clause (a)(iv) as follows (with consequential renumbering of subsequent clauses):</p> <p><b><u>(iv) medium density residential development is established across the majority of the City unless precluded by a qualifying matter.</u></b></p>
877.22	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.2 - Policy - High quality, medium density residential development	Seek Amendment	<p>[Regarding Policy 14.2.5.2]</p> <p>Amend policy as follows:</p> <p>14.2.5.2 Policy – <b>High Good</b> quality, medium density residential development</p> <p>Encourage innovative approaches to comprehensively designed, <b>high good</b> 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> <p>i. <u>consultative</u> planning approaches to identifying particular areas for residential intensification and to defining <b>high good</b> quality, built and urban design outcomes for those areas;</p>

				<ul style="list-style-type: none"> <li>ii. encouraging and incentivising amalgamation and redevelopment across large-scale residential intensification areas;</li> <li>iii. providing design guidelines to assist developers to achieve <b>high good</b> quality, medium density development;</li> <li>iv. considering input from urban design experts into resource consent applications;</li> <li>v. promoting incorporation of low impact urban design elements, energy and water efficiency, and <u>lifestage</u> inclusive and adaptive design; and</li> <li>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.</li> </ul>
877.23	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.3 - Policy - Quality large scale developments	Seek Amendment	<p>Regarding Policy 14.2.5.3:</p> <p>Replace all phrasing of "high quality" with "good quality"</p>
877.24	PC14	14 - Residential > 14.3 - How to interpret and apply the rules	Seek Amendment	<p>Regarding 14.3.i:</p> <p>Remove the last part of the sentence: "Residential Heritage Area, Residential Heritage Area Interface"</p>
877.25	PC14	14 - Residential > 14.4 - Rules - Residential Suburban Zone and Residential Suburban Density Transition	Seek Amendment	[Regarding 14.4.2.2] Delete the proposed amendments and retain the Operative Plan rule.

		Zone > 14.4.2 - Built form standards > 14.4.2.2 - Tree and garden planting		
877.26	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards	Seek Amendment	<p>Amend notification statements in both activity and built form rules to align with this logic.</p> <p><b>Non-notified:</b></p> <p>14.5.1.3 (RD1) – four or more units</p> <p>14.5.2.2 – landscaping</p> <p>14.5.2.5 – Outdoor Living Space</p> <p>14.5.2.8 – Outlook space</p> <p>14.5.2.9 – Fencing</p> <p>14.5.2.10 – Windows to street</p> <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><b>Open to limited but not public notification:</b></p> <p>[none listed]</p>
877.27	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Seek Amendment	<p>[Regarding 14.5.2.2]</p> <p>Delete rule and replace with the following:</p> <p><b><u>14.5.2.2 landscaped area.</u></b></p> <p><b><u>(1) A residential unit at ground floor level must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u></b></p> <p><b><u>2. The landscaped area may be located on any part of the development site, and does not need to be associated with each residential unit.</u></b></p> <p><b><u>3. Non-residential activities must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u></b></p>
877.28	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.4 - Site coverage	Seek Amendment	<p>Regarding 14.5.2.4.c:</p> <p>Replace 300mm with 600mm.</p>

877.29	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	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, <b>and</b> roof overhangs, <b>and porches</b> to a maximum of <b>300mm 600mm</b> 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, <b>including garages</b> that internally access a residential unit.</p>
877.30	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Seek Amendment	<p>[Regarding 14.6.2.7] Delete rule and replace with the following:</p> <p><b><u>14.5.2.2 landscaped area</u></b></p> <p><b><u>(1)A residential unit 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></b></p> <p><b><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></b></p>

				<b><u>3. Non-residential activities must have a landscaped area of a minimum of 20% of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.</u></b>
877.31	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.12 - Building coverage	Seek Amendment	<p>[Regarding 14.6.2.12]</p> <p>Amend as follows:</p> <p><b>a. <u>The maximum building coverage must not exceed 60% of the net site area;</u></b></p> <p><b>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></b></p> <p>Delete Clause (a)(ii)</p>
877.32	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.14 - Garaging and carport location	Seek Amendment	<p>[Regarding 14.6.2.14]</p> <p>Delete the rule and replace as follows:</p> <p><b><u>14.6.2.14 garaging and carports</u></b></p> <p><b><u>Wherea 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.</u></b></p>
877.33	PC14	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	Oppose	<p>[Regarding 14.6.2.17] Delete the rule.</p> <p>If land acquisition for public works is the intent, then Council should initiate a Notice of Requirement to designate the corridor.</p>



		Spine Transport Corridor		
877.34	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables	Seek Amendment	<p>Amend notification statements in both activity and built form rules to align with this logic.</p> <p><b>Non-notified:</b></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><b>Open to limited but not public notification:</b></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><b>Open to full s95 assessment:</b></p> <p>14.6.2.1 – height</p>
877.35	PC14	14 - Residential > 14.15 - Rules - Matters of control and discretion	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><b><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></b></p> <p><b><u>f) The relationship of the development with adjoining streets or public open spaces including the provision of landscaping, and the</u></b></p>

				<p><b><u>orientation of glazing and pedestrian entrances;</u></b></p> <p><b><u>g) Privacy and overlooking within the development and on adjoining sites, including the orientation of habitable room windows and balconies;</u></b></p> <p><b><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></b></p> <p><b><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></b></p>
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**Transpower New Zealand Limited**

**Submitter 878**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
878.1	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.7 - Objective -- Well-functioning urban environment	Seek Amendment	<p>Amend Objective 3.3.7 as follows:</p> <p><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></p> <p><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></p>

				<b>...; and x. The specific characteristics of qualifying matters.</b>
878.2	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.17 - Q	Seek Amendment	<p>Insert a new definition of qualifying matter to complement clause (b) in 6.1A.1 as follows:</p> <p><b><u>Qualifying matter: means a matter referred to in section s77I or s77O of the RMA including as implemented by the provisions listed in 6.1A.1 Table 1.</u></b></p>
878.3	PC14	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	Seek Amendment	<p>Amend Policy 5.2.2.5.1 as follows:</p> <p>“5.2.2.5.1 Policy – Managing <b>residential</b> 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 <b>residential</b> 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>...</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</p>

				trigger or alternative methods.”
878.4	PC14	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	Seek Amendment	Amend Policy 5.2.2.5.2 as follows: <u>“5.2.2.5.2 Policy – Managing <b>residential</b> development within Qualifying Matter Tsunami Management Area</u> <u>a. Within the Tsunami Management Area Qualifying Matter, avoid <b>residential</b> development, subdivision and land use that would provide for intensification of any site, unless the risk to life and property is acceptable.”</u>
878.5	PC14	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	Seek Amendment	Amend 5.4A Rules as follows: <u>“5.4A.1 Permitted activities</u> <del>a. There are no permitted activities.</del> <b><u>The activities listed below are permitted activities.</u></b>  <u>[Add to Permitted Activities table: "Utilities". with "Nil" specific standards.]</u>
878.6	PC14	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	Support	Retain the introductory text in 6.1A.1 as notified.
878.7	PC14	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	Seek Amendment	Amend Policy 6.10A.2.1.3 as follows:  <u>“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 <b>and avoiding adverse effects on strategic infrastructure. ...”</b></u>  -

878.8	PC14	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	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.”
878.9	PC14	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	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>
878.10	PC14	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	Support	Retain the underlying zoning of Designation U3 as notified.
878.11	PC14	14 - Residential > 14.1 - Introduction	Seek Amendment	Amend 14.1 Introduction as follows:  <u>" ...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</u>

				<u>Residential Standards require in the areas or sites in those zones where a qualifying matter applies;...”</u>
878.12	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2	Support	Retain 14.2.3 Objective MDRS Objective 2 as notified.
878.13	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.1 - Policy - MDRS Policy 1	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., <b>while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as directed by the relevant qualifying matter provisions.</b>”</u>
878.14	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.2 - Policy - MDRS Policy 2	Support	Retain 14.2.3.2 Policy as notified.
878.15	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.3 - Objective - MDRS Objective 2 > 14.2.3.3 - Policy - MDRS Policy 5	Support	Retain 14.2.3.3 Policy MDRS Policy 5 as notified.
878.16	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.6 - Objective - Medium Density Residential Zone > 14.2.6.1 - Policy - MDRS Policy 1	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., <b>while avoiding inappropriate locations, heights and densities of buildings and development within qualifying matter areas as directed by the relevant qualifying matter provisions.</b>”</u>

878.17	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.7 - Objective - High Density Residential Zone > 14.2.7.1 - Policy - Provide for a high density urban form	Seek Amendment	Amend 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> ”
878.18	PC14	14 - Residential > 14.3 - How to interpret and apply the rules	Support	Retain 14.3 How to interpret and apply the rules as notified.
878.19	PC14	15 - Commercial > 15.3 - How to interpret and apply the rules	Seek Amendment	Amend 15.3 to include the same or similar direction as given in 14.3.
878.20	PC14	19 - Planning Maps	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.
878.21	PC14	19 - Planning Maps	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).
878.22	PC14	20 - All of Plan	Support	Supports National Grid as existing qualifying matter.
878.23	PC14	19 - Planning Maps > 19.9 - Any other QMs	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	PC14	19 - Planning Maps > 19.9 - Any other QMs	Support	Seeks amendments to the maps to make it clear that the National Grid Yard provisions are an existing qualifying matter.



878.25	PC14	19 - Planning Maps > 19.9 - Any other QMs	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	PC14	19 - Planning Maps > 19.9 - Any other QMs	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	PC14	19 - Planning Maps > 19.9 - Any other QMs	Support	Retain the underlying zoning of Designation U3 as notified.
878.28	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	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..."]

## Rutherford Family Trust

### Submitter 879

Original Submission No	Plan Change	Provision	Position	Decision Requested
879.1	PC14	19 - Planning Maps	Seek Amendment	Remove the Moncks Spur/Mt Pleasant Overlay (including reference to it on Planning Map 48)

879.2	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.1 - Site density	Seek Amendment	Remove the reference to the Moncks Spur/Mt Pleasant Overlay in <b>14.7.2.1(ii)</b> .
879.3	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Seek Amendment	Remove Additional Standard (b) from Table 1, line (i) in 8.6.1
879.4	PC14	8 - Subdivision, Development and Earthworks > 8.10 - Appendices > 8.10.7 - Appendix - Moncks Spur Development Plan	Seek Amendment	Remove appendix 8.10.7.
879.5	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.11 - Additional standards for the Future Urban Zone	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).
879.6	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone	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</p>

				increases the density from RH, and enables a variety of some smaller section sizes e.g. 400sqm where appropriate, to allow housing choice as required by NPS-UD.
879.7	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Seek Amendment	Remove LPTAA from the property [2 Crest Lane]

### Cathedral City Development Ltd

#### Submitter 880

Original Submission No	Plan Change	Provision	Position	Decision Requested
880.1	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Delete the notified PC14 LPTA QM and all related provisions.
880.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Delete the notified PC14 LPTA QM and all related provisions.
880.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Rezone 85 Harry Ell Drive as MRZ or FUZ.
880.4	PC14	19 - Planning Maps > 19.10 - Any other zones	Oppose	Rezone 85 Harry Ell Drive from Rural Port Hills Zone to MRZ or FUZ.

### Red Spur Ltd

#### Submitter 881

Original Submission No	Plan Change	Provision	Position	Decision Requested
881.1	PC14	6 - General Rules and Procedures >	Oppose	[T]he Submitter opposes the tree canopy cover provisions in their entirety.

		6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial contributions		
881.2	PC14	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	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	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery >	Seek Amendment	[Seeks 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.

		6.10.4 - 6.10A Tree Canopy Cover and Financial contribution s		
881.4	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Seek Amendme nt	[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	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Seek Amendme nt	[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[.]
881.6	PC14	8 - Subdivision, Developmen t and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	Seek Amendme nt	[Seeks that council amend Rule 8.6.1 to read as follows]  (Amendments sought highlighted yellow)  In the Residential Hills/Medium Density Residential Zone – Residential Hills Precinct, the minimum net site area should be;  650m <sup>2</sup> for a vacant allotment <b>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 400m<sup>2</sup></b>
881.7	PC14	8 - Subdivision, Developmen t and Earthworks > 8.6 - Activity	Seek Amendme nt	[Seeks that council amend Rule 8.6.1(h) as follows]  (Amendments sought highlighted yellow)

		standards > 8.6.1 - Minimum net site area and dimension		Additional standards  <b>e. In the Residential Mixed Density Precinct – Redmund Spur:</b>  <b>i. the minimum allotment sizes shall be 650m<sup>2</sup>, however a minimum of 30% of sites shall have a minimum of 1,500m<sup>2</sup>; and</b>  <b>ii. the maximum number of allotments shall be 400.</b>
881.8	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.2 - Allotments with existing or proposed buildings	Seek Amendment	[Seeks that council add the following in Rule 8.6.2]  (Amendments sought highlighted yellow)  <b>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.</b>
881.9	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.1 - Policy - Housing	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, <b>Redmund Spur</b> , and 86 Bridle Path Road.

		distribution and density		
881.10	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.1 - Objective - Housing supply > 14.2.1.1 - Policy - Housing distribution and density	Seek Amendment	<p>[Seeks to amend] Table 14.2.1.1a Residential Hills zone description to include the current operative RHzones west of Westmorland as below</p> <p>Covers all the living environments that are located on the slopes of the Port Hills from <b>Westmorland QuarryHill</b> in the west to Scarborough in the east.</p>
881.11	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.11 - Policy - Managing site-specific Residential	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><b>ii. Within the Redmund Spur area, provides for a mixture of low-density residential and rural residential living opportunities; and</b></p>

		Large Lot development								
881.12	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.1 - Site density	Seek Amendment	<p>[Seeks to add the following]</p> <p><b>14.7.2.1 Site Density</b></p> <table border="1"> <thead> <tr> <th></th> <th><u>Activity/Area</u></th> <th><u>Standard</u></th> </tr> </thead> <tbody> <tr> <td><b>iii</b></td> <td><b>Residential Hills/MDRZ (Redmund Spur Precinct)</b></td> <td><b>No minimum</b></td> </tr> </tbody> </table>		<u>Activity/Area</u>	<u>Standard</u>	<b>iii</b>	<b>Residential Hills/MDRZ (Redmund Spur Precinct)</b>	<b>No minimum</b>
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881.13	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.3 - Site coverage	Seek Amendment	<p>[Seeks to add the following]</p> <p><b>14.7.2.3 Site coverage</b></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><u>Activity/Area</u></th> <th><u>Standard</u></th> </tr> </thead> <tbody> <tr> <td><b>iv.</b></td> <td><b>Within the Residential Hills (Redmund Spur Precinct)</b></td> <td><b>Sites under 650m<sup>2</sup> net site area – 50%</b></td> </tr> </tbody> </table>		<u>Activity/Area</u>	<u>Standard</u>	<b>iv.</b>	<b>Within the Residential Hills (Redmund Spur Precinct)</b>	<b>Sites under 650m<sup>2</sup> net site area – 50%</b>
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881.14	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.1 - Activity status tables >	Seek Amendment	[Seeks to amend this rule as follows]						



		14.7.1.3 - Restricted discretionary activities		<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><del>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.</del></td> <td><del>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)</del></td> </tr> <tr> <td>RD21</td> <td><del>a. Within the Residential Hills Mixed Density Overlay, the creation of any attached residential units where the total floor area is greater than 500m<sup>2</sup> b. Any application arising from this rule shall not be limited or publicly notified.</del></td> <td><del>a. Residential design principles - Rule 14.15.1</del></td> </tr> </tbody> </table>		Activity	The Council's discretion shall be limited to the following matters	RD20	<del>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.</del>	<del>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)</del>	RD21	<del>a. Within the Residential Hills Mixed Density Overlay, the creation of any attached residential units where the total floor area is greater than 500m<sup>2</sup> b. Any application arising from this rule shall not be limited or publicly notified.</del>	<del>a. Residential design principles - Rule 14.15.1</del>
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881.15	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.1 - Site and precinct density	Seek Amendment	<p>[Seeks to amend this rule as follows]</p> <p>14.9.2.1 Site <b>and precinct</b> 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><del>Residential Mixed Density Precinct - Redmund Spur</del></td> <td><del>1. 650m<sup>2</sup> 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<sup>2</sup>.</del></td> </tr> </tbody> </table>		Area	Standard	viii.	<del>Residential Mixed Density Precinct - Redmund Spur</del>	<del>1. 650m<sup>2</sup> 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<sup>2</sup>.</del>			
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881.16	PC14	14 - Residential > 14.9 - Rules - Residential	Seek Amendment	[Seeks to amend this rule as follows]									

		Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.3 - Site coverage		<p>14.9.2.3 Site coverage</p> <p><b>b a.</b> 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><del>Residential Mixed Density Precinct</del> <del>Redmund Spur</del></td> <td> <p>1. For sites greater than 1000m<sup>2</sup> 25% or 250m<sup>2</sup> of ground floor area to a maximum of 350m<sup>2</sup> in total floor area.</p> <p>2. For sites less than 450m<sup>2</sup> the maximum site coverage shall be 45%</p> </td> </tr> </tbody> </table>		Zone/activity	Standard	viii.	<del>Residential Mixed Density Precinct</del> <del>Redmund Spur</del>	<p>1. For sites greater than 1000m<sup>2</sup> 25% or 250m<sup>2</sup> of ground floor area to a maximum of 350m<sup>2</sup> in total floor area.</p> <p>2. For sites less than 450m<sup>2</sup> the maximum site coverage shall be 45%</p>
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881.17	PC14	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	Seek Amendment	<p>[Seeks to amend this rule as follows]</p> <p>14.9.2.5 Minimum building setbacks from internal boundaries</p> <table border="1"> <tbody> <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, <del>Residential Mixed Density Precinct – Redmund Spur</del>, and Rural Hamlet Precinct, the following standards apply:</td> </tr> </tbody> </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, <del>Residential Mixed Density Precinct – Redmund Spur</del> , and Rural Hamlet Precinct, the following standards apply:		
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881.18	PC14	14 - Residential > 14.9 - Rules - Residential Large Lot Zone > 14.9.2 - Built	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>						

		form standards > 14.9.2.6 - Road boundary building setback		<table border="1"> <thead> <tr> <th></th> <th>Area</th> <th>Standard</th> </tr> </thead> <tbody> <tr> <td>vii.</td> <td>Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur</td> <td>4 metres</td> </tr> </tbody> </table> <p><b><u>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:</u></b></p>		Area	Standard	vii.	Within the Residential Mixed Density Precinct – 86 Bridle Path Road, Residential Mixed Density Precinct – Redmund Spur	4 metres
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881.19	PC14	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	Seek Amendme nt	<p>[Seeks to amend this rule as follows]</p> <p><b><u>14.9.2.10 Minimum setback for living area windows and balconies facing internal boundaries</u></b></p> <p><b><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></b></p> <p><b><u>i. The minimum setback for living area windows and balconies at first floor from an internal boundary shall be 4 metres.</u></b></p> <p><b><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></b></p>						
881.20	PC14	14 - Residential > 14.9 - Rules - Residential	Seek Amendme nt	[Seeks that this rule is amended as follows]						

		Large Lot Zone > 14.9.2 - Built form standards > 14.9.2.11 - Service, storage and waste management spaces		<p><b><u>14.9.2.11 Service, storage and waste management spaces</u></b></p> <p><b><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></b></p> <p><b><u>i. each residential unit shall be provided with at least 2.25m<sup>2</sup> 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></b></p> <p><b><u>ii. each residential unit shall be provided with at least 3m<sup>2</sup> with a minimum dimension of 1.5 metres of outdoor space at ground floor level for washing lines; and</u></b></p> <p><b><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></b></p>
881.21	PC14	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	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>
881.22	PC14	5 - Natural Hazards > 5.6 - Rules - Slope	Support	[Regarding 5.6.1.1(P21)]

		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		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'
881.23	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendme nt	[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	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendme nt	[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].
881.25	PC14	15 - Commercial > 15.2 - Objectives	Seek Amendme nt	[Regarding Table 15.1]  Amend 15.2.2.1 Policy – Role of centres Table 15.1 – Centre's role as below:

		and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.1 - Policy - Role of centres		<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 3,000m<sup>2</sup> <b>excluding Redmund Spur</b> <b>Redmund Spur – 5100m<sup>2</sup></b></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 <sup>2</sup> <b>excluding Redmund Spur</b> <b>Redmund Spur – 5100m<sup>2</sup></b>
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E		All other commercial centres zoned Commercial Local Neighbourhood Centre Zone. Size: Up to 3,000m <sup>2</sup> <b>excluding Redmund Spur</b> <b>Redmund Spur – 5100m<sup>2</sup></b>								
881.26	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone	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'						
881.27	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone	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.						
881.28	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	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""]"						

## Latimer Community Housing Trust

### Submitter 882

Original Submission No	Plan Change	Provision	Position	Decision Requested
882.1	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	<p>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.</p> <p>We support the submission of Te Whare Roimata Trust [#105] and its recommendations.</p>
882.2	PC14	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	Seek Amendment	<p>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.</p> <p>We support the submission of Te Whare Roimata Trust [#105] and its recommendations.</p>

## Miles Premises Ltd

### Submitter 883

Original Submission No	Plan Change	Provision	Position	Decision Requested
883.1	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Oppose	Oppose the application of the QM airport noise contour on the 50 dBA Ldn rather than the 57 dBA Ldn.
883.2	PC14	19 - Planning Maps > 19.10 - Any other zones	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.
883.3	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Remove the QM for Low PT as it applies to north Christchurch.
883.4	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
883.5	PC14	19 - Planning Maps > 19.10 - Any other zones	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.

## Troy Lange

### Submitter 884

Original Submission No	Plan Change	Provision	Position	Decision Requested
884.1	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Seek Amendment	Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn CIA Airport noise contour.
884.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.



884.3	PC14	19 - Planning Maps > 19.10 - Any other zones	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.
884.4	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	Delete the LPTA QM, in particular as it applies to areas in north west Christchurch
884.5	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	Delete the LPTA QM, in particular as it applies to areas in north west Christchurch
884.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Amend the Airport Noise Qualifying Matter to only apply to areas within the 55 dBA Ldn CIAL airport noise contour.

Peter Dyhrberg

#### Submitter 885

Original Submission No	Plan Change	Provision	Position	Decision Requested
885.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
885.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
885.3	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Support	[Retain] the proposed Residential Heritage Areas.

885.4	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Support	[Retain] the Residential Heritage Areas.
885.5	PC14	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	Support	[Retain] the proposed Interface rules for the adjacent sites which share a boundary with that proposed Residential Heritage Area
885.6	PC14	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	Support	[Retain Residential Heritage Areas and Heritage Area Interface]
885.7	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.4 - Rules - Historic heritage	Support	[Retain] the [rules relating to] Residential Heritage Areas.

**Helen Broughton**

**Submitter 886**

Original Submission No	Plan Change	Provision	Position	Decision Requested
886.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Supports the Riccarton Bush Interface Area as a qualifying matter, but considers a greater area should be included.
886.2	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Supports the Riccarton Bush Interface Area as a qualifying matter, but considers a greater area should be included.
886.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Oppose HRZ for Matai Street, Christchurch Boys High School and Straven Street, Riccarton.

886.4	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Seek Amendment	Amend the Airport noise contour QM to include the north and south sides of Rata Street, Riccarton.
886.5	PC14	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	Seek Amendment	Supports proposed setback 15.4.2.4, but would like this to be increased.
886.6	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.2 - Maximum building height	Oppose	Oppose changing the maximum height of commercial buildings from 20 to 22 metres for existing commercial buildings adjoining a residential zone.

Jane Harrow

Submitter 887

Original Submission No	Plan Change	Provision	Position	Decision Requested
887.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
887.2	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	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.
887.3	PC14	19 - Planning Maps > 19.10 - Any other zones	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.
887.4	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	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	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	Delete the LPTA QM, in particular as it applies to areas in north west Christchurch.
887.6	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Seek Amendment	Delete the LPTA QM, in particular as it applies to areas in north west Christchurch.
887.7	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	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.
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**David Smithson**

**Submitter 888**

Original Submission No	Plan Change	Provision	Position	Decision Requested
888.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
888.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.

**Susanne Elizabeth Hill**

**Submitter 889**

Original Submission No	Plan Change	Provision	Position	Decision Requested
889.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Supports HRZ near city centre, opposes location in outer suburbs.
889.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Opposes a maximum height allowing 4-5 storeys without a resource consent. Oppose any height allowing 6 storeys.
889.3	PC14	14 - Residential	Support	Seeks that townhouses are encouraged on large sections once older homes have passed their liveable stage.

889.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Support	Seeks that townhouses are encouraged on large sections once older homes have passed their liveable stage.
889.5	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Support	Seeks that townhouses are encouraged on large sections once older homes have passed their liveable stage.

### Graham William Hill

#### Submitter 890

Original Submission No	Plan Change	Provision	Position	Decision Requested
890.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Opposes HRZ in Strowan, particularly 85 Normans Road.
890.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Opposes 4-5 storeys builing height in HRZ (particularly in Strowan).

### Alan John David Gillies

#### Submitter 891

Original Submission No	Plan Change	Provision	Position	Decision Requested
891.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
891.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.

## Wayne Robertson

### Submitter 892

Original Submission No	Plan Change	Provision	Position	Decision Requested
892.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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
892.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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]
892.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Seek Amendment	[B]uilding heights for residential dwellings should be limited to two storey buildings.
892.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	[Remove] height restrictions regarding residential dwellings in High Density Zones.

## Susanne and Janice Antill

### Submitter 893

Original Submission No	Plan Change	Provision	Position	Decision Requested
893.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	Oppose replacing existing residential zones in the city with two new ones – a

				medium density zone and a high density zone.
893.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Oppose	Oppose replacing existing residential zones in the city with two new ones – a medium density zone and a high density zone.
893.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Oppose increased height limits of buildings.
893.4	PC14	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	Oppose	Oppose increased height limits of buildings.
893.5	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.2 - Maximum building height	Oppose	Oppose increased height limits of buildings.
893.6	PC14	15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.2 - Maximum building height	Oppose	Oppose increased height limits of buildings.
893.7	PC14	15 - Commercial > 15.6 - Rules - Neighbourhood Centre Zone > 15.6.2 - Built form standards - Neighbourhood Centre Zone > 15.6.2.1 - Maximum building height	Oppose	Oppose increased height limits of buildings.
893.8	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.1 - Maximum building height	Oppose	Oppose increased height limits of buildings.
893.9	PC14	15 - Commercial > 15.11 - Rules - City Centre Zone > 15.11.2 - Built form standards - City Centre Zone > 15.11.2.11 - Building height	Oppose	Oppose increased height limits of buildings.



893.10	PC14	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	Oppose	Oppose increased height limits of buildings.
893.11	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) > 15.13.2.1 - Building height	Oppose	Oppose increased height limits of buildings.
893.12	PC14	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	Oppose	Oppose increased height limits of buildings.
893.13	PC14	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	Oppose	Oppose increased height limits of buildings.
893.14	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	[Revise the heritage protections in PC14 to better ensure that intensification enabled by the plan change does not erode heritage values of Christchurch]
893.15	PC14	11 - Utilities and Energy > 11.7 - Rules - Communication facilities	Oppose	Oppose 5G towers which pose a significant threat to both our freedom and our health
893.16	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	Oppose denser housing which will actually cut sunlight from residences.
893.17	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	Oppose denser housing which will actually cut sunlight from residences.

**Jacq Woods****Submitter 894**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
894.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Replace HRZ with MRZ on Strowan blocks west of Papanui Road from Normans Road to Blighs Road, along Watson Road.
894.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Replace HRZ with MRZ on Strowan blocks west of Papanui Road from Normans Road to Blighs Road, along Watson Road.
894.3	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.8 - Objective - Future Urban Zone > 14.2.8.5 - Policy - Infrastructure servicing for developments	Support	General support for the policy, which should apply to medium and high density zones, too.
894.4	PC14	14 - Residential > 14.2 - Objectives and Policies > 14.2.5 - Objective - High quality residential environments > 14.2.5.2 - Policy - High quality, medium density residential development	Seek Amendment	HRZ approach in Papanui is inconsistent with this Policy.

**Tim Priddy****Submitter 895**

<b>Original Submission No</b>	<b>Plan Change</b>	<b>Provision</b>	<b>Position</b>	<b>Decision Requested</b>
895.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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).

895.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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).
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### Claire Coveney

#### Submitter 896

Original Submission No	Plan Change	Provision	Position	Decision Requested
896.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Seeks that all medium density housing is located near cycleways and rail corridors, and away from wetlands and rivers.
896.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Seeks that all high density housing is located near cycleways and rail corridors, and away from wetlands and rivers.
896.3	PC14	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	Support	Supports the retention of established trees in low density and medium density zones.

### Evelyn Lalahi

#### Submitter 897

Original Submission No	Plan Change	Provision	Position	Decision Requested
897.1	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters >	Seek Amendment	[Modify recession planes to ensure sufficient sunlight and passive heating for neighbouring

		6.1.9.1 - 6.1A.1 Application of qualifying matters		properties when 2-3 storeys developed next door]  Many of those affected are senior citizens and young families.
897.2	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	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.
897.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Seek Amendment	[Modify recession planes to ensure sufficient sunlight and passive heating for neighbouring properties when 2-3 storeys developed next door]

**Denis McMurtrie**

**Submitter 898**

Original Submission No	Plan Change	Provision	Position	Decision Requested
898.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[That the HRZ around Northlands does not extend south of Harewood Road and Main North Road]
898.2	PC14	19 - Planning Maps > 19.10 - Any other zones	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.
898.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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].

## Anton Casutt

### Submitter 899

Original Submission No	Plan Change	Provision	Position	Decision Requested
899.1	PC14	20 - All of Plan	Oppose	Oppose any intensification in existing suburbs.

## Summit Road Society

### Submitter 900

Original Submission No	Plan Change	Provision	Position	Decision Requested
900.1	PC14	19 - Planning Maps > 19.10 - Any other zones	Support	We support no change/extensions to the existing residential areas on the Port Hills.
900.2	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters	Support	We support the following items as qualifying matters: <ul style="list-style-type: none"><li>• Matters of national importance including sites of cultural, heritage and ecological importance, areas of high-risk natural hazards and significant trees.</li><li>• Public open space areas.</li></ul>
900.3	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Support	Supports the low public transport accessibility qualifying matter being applied on the Port Hills.
900.4	PC14	9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees	Support	We support protecting our Significant Trees and existing tree canopy cover.
900.5	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 - 6.10A	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

		Tree Canopy Cover and Financial contributions		25%. Would like to see prioritisation of native plantings wherever possible.
900.6	PC14	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	Seek Amendment	The Financial Contribution to include [provision for] riparian planting along waterways including small creeks.

**John Hudson**

**Submitter 901**

Original Submission No	Plan Change	Provision	Position	Decision Requested
901.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
901.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	
901.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Oppose	
901.4	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building	Oppose	

		height and maximum number of storeys		
901.5	PC14	20 - All of Plan	Oppose	<b>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.</b>
901.6	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	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.
901.7	PC14	20 - All of Plan	Oppose	
901.8	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	<b>CCC PLAN CHANGE 14 to alter the NP-SUD. MY thoughts are mainly regarding the MDRS to replace the RS zones.</b>  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.
901.9	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.4 - Objective - Housing bottom lines and choice	Oppose	<b>CCC PLAN CHANGE 14 to alter the NP-SUD. MY thoughts are mainly regarding the MDRS to replace the RS zones.</b>  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.

901.10	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	<p><b>CCC PLAN CHANGE 14 to alter the NP-SUD. MY thoughts are mainly regarding the MDRS to replace the RS zones.</b></p> <p>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.</p>
901.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Change Watford St from HRZ to MRZ
901.12	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Change Watford St from HRZ to MRZ
901.13	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Change Watford St from HRZ to MRZ
901.14	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Change Watford St from HRZ to MRZ
901.15	PC14	5 - Natural Hazards > 5.4 - Rules - Flood hazard	Seek Amendment	Change Watford St from HRZ to MRZ
901.16	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Walking distance to public transport being the measure of as to whether the area is RS or MDRS is irrelevant.
901.17	PC14	20 - All of Plan	Oppose	The submitter opposes Plan Change 14.



## Waipuna Halswell-Hornby-Riccarton Community Board

### Submitter 902

Original Submission No	Plan Change	Provision	Position	Decision Requested
902.1	PC14	20 - All of Plan	Seek Amendment	<p>[That Christchurch City Council is not] included as a Tier 1 territorial authority under the Act.</p> <p>[T]hat population projections and the need for high and medium density housing are based on accurate figures</p>
902.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[That HRZ is not applied to any area currently zoned Residential Suburban, Residential Medium Density or Residential Suburban Density Transition]
902.3	PC14	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	Not Stated	<p>[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.</p> <p>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</p>
902.4	PC14	5 - Natural Hazards	Seek Amendment	<p>[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.</p> <p>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</p>

902.5	PC14	20 - All of Plan	Seek Amendment	[That technical assessments are undertaken on]: <ul style="list-style-type: none"> <li>• social impacts</li> <li>• infrastructure capacity</li> <li>• citywide geotechnical stability</li> </ul>
902.6	PC14	20 - All of Plan	Oppose	[Reject] the imposition of the governmentmandated intensification proposals.
902.7	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	[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 watertable in some areas, as well as the capacity of infrastructure such as roading to cope with additional development.
902.8	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.1 - Activity status tables > 14.5.1.1 - Permitted activities	Oppose	[That development of up to three homes of up to 12 metres high on a single property, without resource consent. is not] permitted
902.9	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	[That development of up to three homes of up to 12 metres high on a single property, without resource consent. is not] permitted
902.10	PC14	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	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.
902.11	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial	Support	[Retain the proposed requirement for] financial contributions being paid where the developer is unwilling or unable to plant trees. [Retain] the aim of 20% minimum tree coverage.

		contributions > 6.10.4.4 - 6.10A.4 Rules – Tree canopy cover and financial contributions		
902.12	PC14	9 - Natural and Cultural Heritage > 9.4 - Significant and Other Trees > 9.4.4 - Rules > 9.4.4.1 - Activity status tables	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”.
902.13	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Seek Amendment	[T]hat there is provision for all ground floor dwellings to have access to sunlight all year round.
902.14	PC14	19 - Planning Maps > 19.5 - QM - Airport Noise	Seek Amendment	[T] contours be extended further.
902.15	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.1 - Policy - Role of centres	Seek Amendment	[T] that there be Town Centres, Local Centres and Neighbourhood Centres only; and that] “Larger Local Centre”[s are removed].
902.16	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.2 - Maximum building height	Seek Amendment	[That the permitted] building height [is reduced to no more than] 12 metres.
902.17	PC14	15 - Commercial > 15.5 - Rules – Local Centre Zone > 15.5.2 - Built form standards - Local Centre Zone > 15.5.2.2 - Maximum building height	Seek Amendment	[That the permitted] building height [is reduced to no more than] 12 metres.
902.18	PC14	15 - Commercial > 15.10 - Rules - Mixed Use Zone > 15.10.2 - Built form standards - Mixed Use Zone > 15.10.2.1 - Maximum building height	Seek Amendment	[That the permitted] building height [is reduced to no more than] 12 metres [outside the city centre].
902.19	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 -	Seek Amendment	[That the permitted] building height [is reduced to no more than] 12 metres [outside the city centre].

		Built form standards > 14.6.2.1 - Building height		
902.20	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Seek Amendment	[That] an additional “qualifying matter” [is] introduced [requiring] significant distance between Town Centres.
902.21	PC14	15 - Commercial > 15.4 - Rules - Town Centre Zone > 15.4.2 - Built form standards - Town Centre Zone > 15.4.2.2 - Maximum building height	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.
902.22	PC14	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	Seek Amendment	[That the minimum setback is increased]
902.23	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Oppose	[That] six storey development [is not enabled in Hornby].
902.24	PC14	14 - Residential	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.
902.25	PC14	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	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.
902.26	PC14	19 - Planning Maps > 19.9 - Any other QMs	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.

902.27	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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].
902.28	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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].
902.29	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	[That] the Riccarton Bush Interface [Area is extended to include:] <ul style="list-style-type: none"> <li>• The southern side of Rata Street to Rimu Street and Kauri Street.</li> <li>• Kahu Road opposite the entrance to Riccarton House.</li> <li>• The Kauri Cluster, the precinct beside Riccarton House and Bush on the southern side.</li> <li>• all [both sides of] Ngahere Street [and] Girvan Street.</li> <li>• Houses adjoining the Avon e.g. 36a Kahu Road and adjoining houses.</li> <li>• the larger area as indicated by the Riccarton Bush /Kilmarnock Residents' Association.</li> </ul>
902.30	PC14	19 - Planning Maps > 19.10 - Any other zones	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].
902.31	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	<p>[That all sites within the Riccarton Bush Interface Area and on Matai Street] retain Suburban Density Zoning.</p> <p>[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].</p>
902.32	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	<p>[That all sites within the Riccarton Bush Interface Area and on Matai Street] retain Suburban Density Zoning.</p> <p>[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].</p>

902.33	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	[That the] warmemorial statue on Jane Deans Close Cul - de - Sac [is] recognised as a Heritage Item.
902.34	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[That] the area from Matipo Street to the Railway line [is not zoned HRZ].

### Danne Mora Limited

### Submitter 903

Original Submission No	Plan Change	Provision	Position	Decision Requested
903.1	PC14	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	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	PC14	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	Seek Amendment	Amend the rule so that only the 15% street tree canopy requirement is applicable to vacant lot greenfield subdivision. Delete Activity specific standards – Tree canopy cover clause (a) and (b), an amendment [amend] clause (d) to only refer to the 15% road corridor cover.

903.3	PC14	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	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.
903.4	PC14	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	Seek Amendment	Make clearer in the plan how the costs have been attributed and whether it is GST inclusive.
903.5	PC14	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	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.
903.6	PC14	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	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.



903.7	PC14	8 - Subdivision, Development and Earthworks > 8.3 - Administration > 8.3.7 - Consent notice	Seek Amendment	Clarify how Council will enforce the tree canopy rules on individual properties & within their own road reserve network.
903.8	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Remove Meadowlands Exemplar
903.9	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Consistency with overlay colours/key
903.10	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	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.
903.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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.
903.12	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone	Support	Support the FUZ zoning of Lots 120 and 121 DP 514750.
903.13	PC14	8 - Subdivision, Development and Earthworks > 8.10 - Appendices > 8.10.4 - Appendix - North Halswell Outline Development Plan	Seek Amendment	<ul style="list-style-type: none"> <li>• Retain the current boundaries of North Halswell Outline Development Plan Area, where it relates to residentially zoned land AND</li> <li>• remove Quarrymans Trail from the ODP.</li> </ul>
903.14	PC14	8 - Subdivision, Development and Earthworks > 8.10 - Appendices > 8.10.4 - Appendix - North Halswell Outline Development Plan	Support	We support the removal of the references to the Meadowlands Exemplar Overlay
903.15	PC14	8 - Subdivision, Development and Earthworks > 8.10 - Appendices > 8.10.4 - Appendix - North Halswell Outline Development Plan	Seek Amendment	Remove reference to Quarryman's Trail as this has been constructed outside of the ODP boundaries 8.10.4 D(4)(g) and (h)

903.16	PC14	8 - Subdivision, Development and Earthworks > 8.10 - Appendices > 8.10.4 - Appendix - North Halswell Outline Development Plan	Seek Amendment	Update the ODP to reflect the updated location of structural elements such as roads, access points and reserves
903.17	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List	Oppose	Delete definitions of “ <i>Context and site analysis</i> ”, “ <i>Future development allotment</i> ” and “ <i>Neighbourhood Plan</i> ”
903.18	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.14 - N	Seek Amendment	Include a new definition in Chapter 2 of net yield as follows:  means the number of lots or household units per hectare (whichever is the greater). The area (ha) includes land for: residential activities The area (ha) excludes land that is: public road corridors public open space areas
903.19	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.2 - B	Support	Retain the definition as notified [ <u>Building Coverage</u> ]
903.20	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.2 - B	Support	Retain the definition as notified [ <u>Building Footprint</u> ]
903.21	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.7 - Objective -- Well-functioning urban environment	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>
903.22	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.2 - Objective - Design and amenity	Seek Amendment	Support the removal of the Meadowlands Exemplar Overlay references in Objective 8.2.2
903.23	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies >	Support	Support the removal of Policy 8.2.2.11

		8.2.2 - Objective - Design and amenity > 8.2.2.12 - DELETE 8.2.2.11 Policy - Meadowlands Exemplar Overlay comprehensive development		
903.24	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.3 - Restricted discretionary activities	Support	Support the removal of RD15
903.25	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.4 - Discretionary activities	Support	Support the removal of D5
903.26	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.5 - Non- complying activities	Support	Support the removal of NC8
903.27	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.2 - Objective - Design and amenity > 8.2.2.7 - Policy - Urban density	Seek Amendment	Retain Policy 8.2.2.7 as notified where it relates to the net yield specified for the Medium and High Density Zones.  Include a new definition in Chapter 2 of net yield as specified above.
903.28	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.2 - Allotments with existing or proposed buildings	Seek Amendment	Amend the standard to make it clear that there is no minimum allotment size in the FUZ zone around existing buildings.
903.29	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.8 - Wastewater disposal	Support	Support the deletion of (e)
903.30	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.13 - Neighbourhood plan - East Papanui	Seek Amendment	Amend the standard to remove Meadowlands Exemplar Overlay specific terms such as Neighbourhood Plan and Context and Site Analysis.

903.31	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.13 - Neighbourhood plan - East Papanui	Support	Support the deletion of references to the Meadowlands Exemplar Overlay.
903.32	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.15 - North Halswell	Oppose	Delete Activity Standard 8.6.15
903.33	PC14	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	Oppose	Delete Matter of Control 8.7.13
903.34	PC14	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	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,
903.35	PC14	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	Oppose	Delete 8.8.13 Additional Matters-Subdivision in the Medium and High Density Residential Zones at North Halswell
903.36	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	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.
903.37	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.4 - Site coverage	Seek Amendment	Amend the exclusion of eaves and roof overhangs to be: Eaves and roof overhangs up to 600 mm in width
903.38	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	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

				<p>3m aboveground level along all boundaries. Where 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.</p> <p>Make it clearer what boundaries the recession planes are to apply to.</p>
903.39	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Seek Amendment	Amend 14.5.2.7(iv) to state that there is no setback.
903.40	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.10 - Windows to street	Seek Amendment	Amend 14.5.2.11 to ensure the term 'road' is identified as a definition.
903.41	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.8 - Windows to street	Seek Amendment	Amend 14.6.2.8 to ensure the term 'road' is identified as a definition.
903.42	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone	Oppose	Delete Advice Note in 14.12 Rules Future Urban Zone
903.43	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.1 - Activity status table > 14.12.1.3 - Restricted discretionary activities	Oppose	Delete RD28 Buildings that do not meet Rule 14.12.2.18 – Roof form – Area 1 Appendix 8.10.4 North Halswell ODP
903.44	PC14	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	Oppose	Delete Built Form Standard 14.12.2.18
903.45	PC14	19 - Planning Maps	Seek Amendment	The waterbodies on the planning maps are to be identified as 'indicative location only' or

				alternatively to show them in their correct location or not at all.
903.46	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Remove/amend heritage setting unless the listing is approved under PC13

## 880 Main North Road Limited

### Submitter 904

Original Submission No	Plan Change	Provision	Position	Decision Requested
904.1	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Seek that a Brownfield Overlay is applied to 874-880 Main North Road, North Belfast (currently zoned Industrial General Zone).
904.2	PC14	16 - Industrial > 16.2 - Objectives and policies > 16.2.2 - Objective - Brownfield redevelopment > 16.2.2.2 - Policy - Brownfield redevelopment	Seek Amendment	Amend policy 16.2.2.2(b) to recognise an additional Brownfield Development site at 874-880 Main Road, North Belfast.
904.3	PC14	16 - Industrial > 16.2 - Objectives and policies > 16.2.2 - Objective - Brownfield redevelopment	Seek Amendment	Amend policy 16.2.2(a) (iv) to recognise an additional Brownfield Development site at 874-880 Main Road, North Belfast.

## Declan Bransfield

### Submitter 905

Original Submission No	Plan Change	Provision	Position	Decision Requested
905.1	PC14	19 - Planning Maps > 19.9 - Any other QMs	Oppose	[Remove Riccarton Bush Interface Area]
905.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	[That all areas in Riccarton and] around Deans Bush be [zoned] High Density [Residential]

905.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	[That that area north of Riccarton Road and west of Straven Road be zoned HRZ instead of MRZ]
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## Christchurch Civic Trust

### Submitter 908

Original Submission No	Plan Change	Provision	Position	Decision Requested
908.1	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	[Seeks that] Hagley Park be included in PC14 as aQualifying Matter.
908.2	PC14	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	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 forChristchurch and in particular PC14.
908.3	PC14	20 - All of Plan	Seek Amendment	[Seeks] that all development projects should involveenergy and emissions audits that can be used to evaluate themerits of alternative courses of action.
908.4	PC14	20 - All of Plan	Seek Amendment	[Seeks that council take] a water sensitive design (sponge city) approach for catchment-wide flood risk management.
908.5	PC14	20 - All of Plan	Seek Amendment	[Seeks that council ensures] [p]lanning instruments reflect the realities of climate change.
908.6	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards	Seek Amendment	[Seeks that council take] a water sensitive design (sponge city) approach for catchment-wide flood risk management.
908.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards	Seek Amendment	[Seeks that council take] a water sensitive design (sponge city) approach for catchment-wide flood risk management.

908.8	PC14	20 - All of Plan	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.
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## St John

### Submitter 909

Original Submission No	Plan Change	Provision	Position	Decision Requested
909.1	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Support	[Regarding the definition of height] Retain as notified
909.2	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.1 - Introduction	Seek Amendment	[Regarding 6.12.1 Introduction] Delete references to Appendices, otherwise retain as notified.
909.3	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.2 - Objective and policies > 6.12.2.1 - Objective — Protection of radiocommunication pathway corridors	Support	[Regarding 6.12.2.1] Retain as notified.
909.4	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.2 - Objective and policies > 6.12.2.1 - Objective — Protection of radiocommunication pathway corridors > 6.12.2.1.1 - Policy - Avoidance of physical obstructions - Cashmere/Victoria Park, Sugarloaf and Mt Pleasant	Seek Amendment	[Regarding 6.12.2.1.1] Delete references to Appendices, otherwise retain as notified.
909.5	PC14	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 -	Seek Amendment	[Regarding 6.12.4.1.1] Delete references to Appendices, otherwise retain as notified.



		Radiocommunication Pathway Protection Corridors > 6.12.4.1.1 - Permitted activities		
909.6	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.4 - Rules - Radiocommunication Pathway Protection Corridors > 6.12.4.1 - Activity status tables - Radiocommunication Pathway Protection Corridors > 6.12.4.1.5 - Non-complying activities	Seek Amendment	[Regarding 6.12.4.1.5] Delete references to Appendices, otherwise retain as notified.
909.7	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.4 - Rules - Radiocommunication Pathway Protection Corridors > 6.12.4.2 - Radiocommunication pathway protection corridors	Seek Amendment	[Regarding 6.12.4.2] Delete references to Appendices, otherwise retain as notified.
909.8	PC14	19 - Planning Maps > 19.9 - Any other QMs	Support	[Regarding the radiocommunication pathways qualifying matter and Planning Map 39] Retain as notified.

## Ministry of Justice

### Submitter 910

Original Submission No	Plan Change	Provision	Position	Decision Requested
910.1	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Support	[Regarding the definition of height] Retain as notified
910.2	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.1 - Introduction	Seek Amendment	[Regarding 6.12.1] Delete references to Appendices, otherwise retain as notified.
910.3	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.2	Support	[Regarding 6.12.2.1] Retain as notified.

		- Objective and policies > 6.12.2.1 - Objective — Protection of radiocommunication pathway corridors		
910.4	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.2 - Objective and policies > 6.12.2.1 - Objective — Protection of radiocommunication pathway corridors > 6.12.2.1.1 - Policy - Avoidance of physical obstructions - Cashmere/Victoria Park, Sugarloaf and Mt Pleasant	Seek Amendment	[Regarding 6.12.2.1.1] Delete references to Appendices, otherwise retain as notified.
910.5	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.4 - Rules - Radiocommunication Pathway Protection Corridors > 6.12.4.1 - Activity status tables - Radiocommunication Pathway Protection Corridors > 6.12.4.1.1 - Permitted activities	Seek Amendment	[Regarding 6.12.4.1.1] Delete references to Appendices, otherwise retain as notified.
910.6	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.4 - Rules - Radiocommunication Pathway Protection Corridors > 6.12.4.1 - Activity status tables - Radiocommunication Pathway Protection Corridors > 6.12.4.1.5 - Non-complying activities	Seek Amendment	[Regarding 6.12.4.1.5] Delete references to Appendices, otherwise retain as notified.
910.7	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.4 - Rules - Radiocommunication Pathway Protection Corridors > 6.12.4.2 - Radiocommunication pathway protection corridors	Seek Amendment	[Regarding 6.12.4.2] Delete references to Appendices, otherwise retain as notified.
910.8	PC14	19 - Planning Maps > 19.9 - Any other QMs	Support	[Regarding the radiocommunication pathway qualifying matter and planning map 39] Retain as notified.

## Department of Corrections

### Submitter 911

Original Submission No	Plan Change	Provision	Position	Decision Requested
911.1	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Support	[Regarding the definition of height] Retain as notified
911.2	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.1 - Introduction	Seek Amendment	[Regarding 6.12.1] Delete references to Appendices, otherwise retain as notified.
911.3	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.2 - Objective and policies > 6.12.2.1 - Objective – Protection of radiocommunication pathway corridors	Support	[Regarding 6.12.2.1] Retain as notified.
911.4	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.2 - Objective and policies > 6.12.2.1 - Objective – Protection of radiocommunication pathway corridors > 6.12.2.1.1 - Policy - Avoidance of physical obstructions - Cashmere/Victoria Park, Sugarloaf and Mt Pleasant	Seek Amendment	[Regarding 6.12.2.1.1] Delete references to Appendices, otherwise retain as notified
911.5	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.4 - Rules - Radiocommunication Pathway Protection Corridors > 6.12.4.1 - Activity status tables - Radiocommunication Pathway Protection Corridors > 6.12.4.1.1 - Permitted activities	Seek Amendment	[Regarding 6.12.4.1.1] Delete references to Appendices, otherwise retain as notified.
911.6	PC14	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 -	Seek Amendment	[Regarding 6.12.4.1.5] Delete references to Appendices, otherwise retain as notified.

		Radiocommunication Pathway Protection Corridors > 6.12.4.1.5 - Non-complying activities		
911.7	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.4 - Rules - Radiocommunication Pathway Protection Corridors > 6.12.4.2 - Radiocommunication pathway protection corridors	Seek Amendment	[Regarding 6.12.4.2] Delete references to Appendices, otherwise retain as notified.
911.8	PC14	19 - Planning Maps > 19.9 - Any other QMs	Support	[Regarding the radiocommunication pathway qualifying matter and planning map 39] Retain as notified.

### Canterbury Civil Defence and Emergency Management Group

#### Submitter 912

Original Submission No	Plan Change	Provision	Position	Decision Requested
912.1	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Seek Amendment	[Regarding the definition of height] Retain as notified
912.2	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.1 - Introduction	Seek Amendment	[Regarding 6.12.1] Delete references to Appendices, otherwise retain as notified.
912.3	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.2 - Objective and policies > 6.12.2.1 - Objective — Protection of radiocommunication pathway corridors	Support	[Regarding 6.12.2.1] Retain as notified.
912.4	PC14	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 -	Seek Amendment	[Regarding 6.12.2.1.1] Delete references to Appendices, otherwise retain as notified.

		Avoidance of physical obstructions - Cashmere/Victoria Park, Sugarloaf and Mt Pleasant		
912.5	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.4 - Rules - Radiocommunication Pathway Protection Corridors > 6.12.4.1 - Activity status tables - Radiocommunication Pathway Protection Corridors > 6.12.4.1.1 - Permitted activities	Seek Amendment	[Regarding 6.12.4.1.1] Delete references to Appendices, otherwise retain as notified.
912.6	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.4 - Rules - Radiocommunication Pathway Protection Corridors > 6.12.4.1 - Activity status tables - Radiocommunication Pathway Protection Corridors > 6.12.4.1.5 - Non-complying activities	Seek Amendment	[Regarding 6.12.4.1.5] Delete references to Appendices, otherwise retain as notified.
912.7	PC14	6 - General Rules and Procedures > 6.12 - Radiocommunication Pathway Protection Corridors > 6.12.4 - Rules - Radiocommunication Pathway Protection Corridors > 6.12.4.2 - Radiocommunication pathway protection corridors	Seek Amendment	[Regarding 6.12.4.2] Delete references to Appendices, otherwise retain as notified.
912.8	PC14	19 - Planning Maps > 19.9 - Any other QMs	Support	[Regarding the radiocommunication pathway qualifying matter and planning map 39] Retain as notified.

## Davie Lovell-Smith Ltd

### Submitter 914

Original Submission No	Plan Change	Provision	Position	Decision Requested
914.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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].
914.2	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.14 - N	Seek Amendment	Include a new definition in Chapter 2 of NetYield as follows: means the number of lots or household units per hectare (whichever is the greater). The area (ha) includes land for residential activities. The area (ha) excludes land that is: - public road corridors; or - public open space areas.
914.3	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.2 - B	Support	Retain the Building Coverage definition as notified.
914.4	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.2 - B	Support	Retain the Building Footprint definition as notified.
914.5	PC14	3 - Strategic Directions > 3.3 - Objectives > 3.3.7 - Objective -- Well-functioning urban environment	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> 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
914.6	PC14	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	Seek Amendment	Require P2 to also apply to new commercial and industrial greenfield subdivision in relation to the tree canopy of the road corridor area.
914.7	PC14	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 >	Seek Amendment	Amend the rule 6.10A.4.4.1 P2 so that only the 15% street tree canopy requirement is applicable to a vacant lot greenfield subdivision.

		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		Delete Activity specific standards – Tree canopy cover clause (a) and (b), an amend clause (d) to only refer to the 15% road corridor cover.
914.8	PC14	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	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.
914.9	PC14	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	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.
914.10	PC14	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	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.

914.11	PC14	8 - Subdivision, Development and Earthworks > 8.2 - Objectives and policies > 8.2.2 - Objective - Design and amenity > 8.2.2.7 - Policy - Urban density	Not Stated	Retain Policy 8.2.2.7 as notified where it relates to the net yield specified for the Medium and High Density Zones.
914.12	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.2 - Allotments with existing or proposed buildings	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.
914.13	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.4 - Site coverage	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
914.14	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	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>Where</u> 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
914.15	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Seek Amendment	Amend 14.5.2.7(iv) to state that there is no setback.
914.16	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.11 - Minimum unit size	Seek Amendment	Amend 14.5.2.11 to ensure the term 'road' is identified as a definition.
914.17	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built	Seek Amendment	Amend 14.6.2.8 to ensure the term 'road' is identified as a definition.



		form standards > 14.6.2.8 - Windows to street		
914.18	PC14	19 - Planning Maps > 19.10 - Any other zones	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.
914.19	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	Include the Coastal Confined Aquifer as a new Qualifying Matter
914.20	PC14	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	Seek Amendment	Amend 6.10A.3(c) Increase the species of street trees to take into account the different groundwater characteristics of the site
914.21	PC14	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	Seek Amendment	Enable through the rules, the ability for offsetting to occur. For example, if the tree canopy cover exceeds the permitted requirements within the road reserve then the area required to be planted within the residential lots are reduced.
914.22	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.2 - Controlled activities	Seek Amendment	Amend 8.5.1.2 C2A to allow for the conversion of tenure where there are existing buildings
914.23	PC14	8 - Subdivision, Development and Earthworks > 8.5 - Rules - Subdivision > 8.5.1 - Activity Status Tables > 8.5.1.2 - Controlled activities	Seek Amendment	Amend 8.5.1.2 C2B to remove the reference to "repair and build of multi unit residential complexes".
914.24	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards	Seek Amendment	Remove the advice note and create a new qualifying matter on areas which has infrastructure capacity constraints
914.25	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards	Seek Amendment	Remove the advice note and create a new qualifying matter on areas which has infrastructure capacity constraints

914.26	PC14	19 - Planning Maps > 19.9 - Any other QMs	Seek Amendment	Remove the advice note and create a new qualifying matter on areas which has infrastructure capacity constraints
914.27	PC14	6 - General Rules and Procedures > 6.6 - Water Body Setbacks > 6.6.4 - Rules - Activity status tables - City and Settlement Water Body Setbacks	Support	Supports the waterbody setbacks, which are not changing as part of PC14.
914.28	PC14	6 - General Rules and Procedures > 6.6 - Water Body Setbacks > 6.6.5 - Rules - Activity status tables - Rural Water Body Setbacks	Support	Supports the waterbody setbacks, which are not changing as part of PC14.
914.29	PC14	6 - General Rules and Procedures > 6.6 - Water Body Setbacks > 6.6.6 - Rules - Activity status tables - Natural Area Water Body Setbacks	Support	Supports the waterbody setbacks, which are not changing as part of PC14.

## 25 KBR Limited

### Submitter 915

Original Submission No	Plan Change	Provision	Position	Decision Requested
915.1	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	Seek Amendment	Rezone approximately 7124m2 of land at 432 Sparks Road as Neighbourhood Centre Zone). And any consequential amendments to the necessary to give effect to this submission.
915.2	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Retain the Future Urban Zone over the residential portion of 432 Spark Road.

## Milns Park Limited

### Submitter 916

Original Submission No	Plan Change	Provision	Position	Decision Requested
916.1	PC14	19 - Planning Maps > 19.10 - Any other zones	Support	Retain the Future Urban (FUZ) zoning for 25-51 Milns Road (Lot 600 DP 579587)
916.2	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Rezone Lot 500 DP 5795877 in Kearns Drive, Halswell to Future Urban Zone
916.3	PC14	8 - Subdivision, Development and Earthworks > 8.10 - Appendices > 8.10.4 - Appendix - North Halswell Outline Development Plan	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.
916.4	PC14	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	Seek Amendment	Amend '6.10A.4.1.1 P2 so that only the 15% street tree canopy requirement is applicable to 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.
916.5	PC14	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	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.

916.6	PC14	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	Seek Amendment	6.10A.4.2.2 Make clearer in the plan how the costshave been attributed and whether it is GSTinclusive
916.7	PC14	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	Seek Amendment	6.10A.4.2.3 to be made clearer
916.8	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.2 - Allotments with existing or proposed buildings	Seek Amendment	Amend 8.6.2 to make it clear thatthere is no minimum allotment size in theFUZ zone around existing buildings
916.9	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.15 - North Halswell	Oppose	Delete Activity Standard 8.6.15
916.10	PC14	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	Seek Amendment	Delete Matter of Control 8.7.13
916.11	PC14	8 - Subdivision, Development and Earthworks > 8.8 - Rules as to matters of discretion - subdivision > 8.8.13 - All rural zones	Oppose	Delete 8.8.13 Additional Matters Subdivision in the Medium and HighDensity Residential Zones at North Halswell
916.12	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	The waterbodies on the planning maps areto be identified as ‘indicative locationsonly’ or alternatively to show them in theircorrect location or not at all.

916.13	PC14	19 - Planning Maps > 19.10 - Any other zones	Support	"Retain the Future Urban (FUZ) zoning for 25-51 Milns Road (Lot 600 DP 579587)"
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## Belfast Village Centre Limited

### Submitter 917

Original Submission No	Plan Change	Provision	Position	Decision Requested
917.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
917.2	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	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	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	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.
917.4	PC14	15 - Commercial > 15.2 - Objectives and policies > 15.2.2 - Objective - Centres-based framework for commercial activities > 15.2.2.1 - Policy - Role of centres	Seek Amendment	Amend Table 15.1 to categorise North West Belfast as a 'medium' Local Centre rather than a 'small' Local Centre as notified
917.5	PC14	15 - Commercial > 15.15 - Appendices > 15.15.11 - Appendix - Commercial Core Zone (North-West Belfast) Outline Development Plan	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.
917.6	PC14	8 - Subdivision, Development and Earthworks > 8.10 - Appendices >	Seek Amendment	Amend Appendix 8.10.18 or 8.10.19 North-West Belfast Outline Development Plan to extend the North-West

		8.10.18 - Appendix - North West Belfast Outline Development Plan		Belfast Commercial Centre across land at 40B Johns Road.
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## Geoff Banks

### Submitter 918

Original Submission No	Plan Change	Provision	Position	Decision Requested
918.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
918.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
918.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
918.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
918.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
918.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.

918.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council maintain this qualifying matter.
918.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council maintain this qualifying matter.
918.9	PC14	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	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council maintain this qualifying matter.
918.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council maintain this qualifying matter.
918.11	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Support	I seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.
918.12	PC14	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	Seek Amendment	Remove Former Christchurch Women's Hospital from Policy and Appendix
918.13	PC14	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	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.)

## Kerstin Rupp

### Submitter 1001

Original Submission No	Plan Change	Provision	Position	Decision Requested
1001.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Seeks that all of Chester Street East is included in the Residential Heritage Area.
1001.2	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Seeks that all of Chester Street East is included in the Residential Heritage Area.

## Keith Paterson

### Submitter 1002

Original Submission No	Plan Change	Provision	Position	Decision Requested
1002.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Seeks that all of Chester Street East is included in the Residential Heritage Area.
1002.2	PC14	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	Seek Amendment	Amend the matters of discretion for 9.3.6.6 requiring consultation neighbouring properties.
1002.3	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Amend the planning maps to include the section of Kilmore St west of Dawson St to Barbadoes St to be included in the Chester St/ Dawson Lane Residential Heritage Area.



Melissa Macfarlane

Submitter 1003

Original Submission No	Plan Change	Provision	Position	Decision Requested
1003.1	PC14	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	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.
1003.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.8 - Appendix - Residential Heritage Areas - Site Contributions Maps	Seek Amendment	Amend 48 Malvern Street as a 'neutral building' rather than a 'defining building'.
1003.3	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.1 - A	Seek Amendment	Amend the definition of 'alteration' to include more examples of changes that would not be considered 'alterations'.
1003.4	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Seek Amendment	Amend the definition of 'Heritage fabric' to exclude 'heritage area' for, exclude heritage area buildings that are not defining or contributory.
1003.5	PC14	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	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	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.4 - Rules - Historic heritage > 9.3.4.1 - Activity Status	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

		Tables > 9.3.4.1.3 - Restricted discretionary activities		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 <sup>2</sup> 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%.
1003.7	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Delete HA3 from Appendix 9.3.7.3 and retain the area as a residential character area instead.
1003.8	PC14	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	Seek Amendment	Amend rule 14.5.3.2.8 (b)(i) to apply a minimum 6m setback for all buildings.
1003.9	PC14	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	Seek Amendment	Amend Rule 14.5.3.2.3(b)(v)(b) to enable 2 storey buildings.
1003.10	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.3 - Area-specific rules - Medium Density Residential Zone > 14.5.3.2 - Area-	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.

		specific built form standards > 14.5.3.2.8 - Setbacks		
1003.11	PC14	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	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 impacts on the recognised values of the area, i.e. interwar Californian bungalows.
1003.12	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.2 - Objective and policies > 9.3.2.2 - Policies > 9.3.2.2.5 - Policy - Ongoing use of scheduled historic heritage	Seek Amendment	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 impacts on the recognised values of the area, i.e. interwar Californian bungalow
1003.13	PC14	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	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 impacts on the recognised values of the area, i.e. interwar Californian bungalow
1003.14	PC14	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	Support	Retain 14.4.3.1.2(C1) as notified.
1003.15	PC14	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	Seek Amendment	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 30m <sup>2</sup> and fences and walls are all classified as controlled

				activities. New dwellings and accessory buildings over 30m2 would be RD15.
1003.16	PC14	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	Seek Amendment	Amend Rule 14.5.3.1.3 RD14 so that it only applies to the demolition or removal or relocation or erection of a building greater than 30m2. The proposed exclusions would still need to apply, except where required to meet the above

**Sally Dixon**

**Submitter 1004**

Original Submission No	Plan Change	Provision	Position	Decision Requested
1004.1	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone	Oppose	
1004.2	PC14	14 - Residential > 14.8 - Rules - Residential Banks Peninsula Zone	Oppose	
1004.3	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Oppose intensification on Windermere Rd and St James Avenue - [adjoining Papanui War Memorial Avenue heritage item #1459]
1004.4	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Oppose intensification on Windermere Rd and St James Avenue - [adjoining Papanui War Memorial Avenue heritage item #1459]

Kate Askew

Submitter 1005

Original Submission No	Plan Change	Provision	Position	Decision Requested
1005.1	PC14	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	Support	
1005.2	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Support	Supports the inclusion of Heritage Areas's including HA11 Shelley Forbes Street.
1005.3	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Amend Appendix 9.3.7.3 to include 10 Shelley Street, as a defining building.
1005.4	PC14	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	Support	Supports Policy 9.3.2.2.2. Retain as notified.

Jane Sutherland-Norton On Behalf Of Andrew Norton

Submitter 1006

Original Submission No	Plan Change	Provision	Position	Decision Requested
1006.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	Somerfield and Lower Cashmere suburbs should be in a character area. Resource consent should be required before any development can proceed.

## Ian Shaw On Behalf Of Ian and Karen Shaw

### Submitter 1007

Original Submission No	Plan Change	Provision	Position	Decision Requested
1007.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	<p>The submitter seeks that the following areas be added to the Chester St heritage area:</p> <ol style="list-style-type: none"><li>1. The area East of Dorset Street to Fitzgerald Avenue.</li><li>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</li></ol>

## Mark Winter

### Submitter 1008

Original Submission No	Plan Change	Provision	Position	Decision Requested
1008.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Retain a heritage and character status for Beverley Street.
1008.2	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	Retain a heritage and character status for Beverley Street.

## Richard Abey-Nesbit

### Submitter 1009

Original Submission No	Plan Change	Provision	Position	Decision Requested
1009.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Support	The submitter supports limitation of heritage areas.
1009.2	PC14	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	Support	The submitter supports limitation of heritage areas.
1009.3	PC14	7 - Transport > 7.2 - Objectives and policies > 7.2.1 - Objective - Integrated transport system for Christchurch District	Support	The submitter supports limitation of heritage areas to promote better public transport options.
1009.4	PC14	5 - Natural Hazards > 5.2 - Objectives and Policies > 5.2.1 - Natural hazards objective > 5.2.1.1 - Objective - Natural hazards	Support	The submitter supports limitation of heritage areas in respect of identified natural hazards.

## Robert Forsyth On Behalf Of Myself

### Submitter 1010

Original Submission No	Plan Change	Provision	Position	Decision Requested
1010.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	The submitter requests that Beverley Street retain its heritage zoning.
1010.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	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.
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### John Hardie On Behalf Of Trustee of family trust

#### Submitter 1011

Original Submission No	Plan Change	Provision	Position	Decision Requested
1011.1	PC14	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	Oppose	Oppose all restrictions on the boundary of its property at 48 Rata Street.

### John Hardie On Behalf Of JG & JL Hardie Family Trust

#### Submitter 1012

Original Submission No	Plan Change	Provision	Position	Decision Requested
1012.1	PC13	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Oppose	The submitter opposes the inclusion of 47 Rue Balguerie under Qualifying Matters.
1012.2	PC13	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	47 Rue Balguerie Akaroa should be removed from the heritage schedule.



## Simon Adamson

### Submitter 1013

Original Submission No	Plan Change	Provision	Position	Decision Requested
1013.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	The submitter requests that 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).
1013.2	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	The submitter requests that Chester St East is included in the Chester Street Residential Heritage Area.

## Susan Parle

### Submitter 1014

Original Submission No	Plan Change	Provision	Position	Decision Requested
1014.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	<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</p>

				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.
1014.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Support	
1014.3	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	The submitter requests that Chester St East is included in the Chester St Residential Heritage Area.

**Mary Crowe**

**Submitter 1015**

Original Submission No	Plan Change	Provision	Position	Decision Requested
1015.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	There are a significant number of historic buildings all along Chester Street that should be protected for future generations.
1015.2	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	The submitter requests that the entirety of Chester Street East is included in the Residential Heritage Area.

## Waipapa Papanui-Innes-Central Community Board

### Submitter 1016

Original Submission No	Plan Change	Provision	Position	Decision Requested
1016.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	The entire area or whole street from Chester Street East to Fitzgerald Ave be included in the Residential Heritage Area.
1016.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Rezone high density zone between Chester Street East and Fitzgerald Ave to Residential Heritage Area.
1016.3	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Continue to consider any additional suggestions of historical significance that are received through this process.
1016.4	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Include Dover Street (original workers' cottages of historical significance) in schedule.

Jayne Smith

Submitter 1017

Original Submission No	Plan Change	Provision	Position	Decision Requested
1017.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Support	
1017.2	PC14	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	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.
1017.3	PC14	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	Support	
1017.4	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	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.

## Keunah Kim

### Submitter 1018

Original Submission No	Plan Change	Provision	Position	Decision Requested
1018.1	PC14	20 - All of Plan	Oppose	Oppose all of plan.
1018.2	PC14	15 - Commercial	Oppose	Retain existing current height in relation to boundary standards.

## Julie Florkowski

### Submitter 1019

Original Submission No	Plan Change	Provision	Position	Decision Requested
1019.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Support	Supports the Residential Heritage Areas of Otautahi, Christchurch (specifically, Alpha Avenue).
1019.2	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Support	Supports the Residential Heritage Areas.

## Chris Florkowski

### Submitter 1020

Original Submission No	Plan Change	Provision	Position	Decision Requested
1020.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Support	Support the 16 Papanui War Memorial Avenues including Alpha Avenue have been accorded 'highly significant' status;
1020.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage	Support	Support Residential Heritage Areas of Otautahi, Christchurch, which deserve special protection.

1020.3	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Support	Support the Qualifying Matter - Residential Heritage Areas
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### Matty Lovell

#### Submitter 1021

Original Submission No	Plan Change	Provision	Position	Decision Requested
1021.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage	Support	
1021.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Support	
1021.3	PC14	19 - Planning Maps	Support	

### Bosco Peters

#### Submitter 1022

Original Submission No	Plan Change	Provision	Position	Decision Requested
1022.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	That Council recognises the whole of Chester Street East as having special heritage character.
1022.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Seeks that Appendix 9.3.7.3 include the entire of Chester Street East as part of the Residential Heritage Area.

## Cyril Warren Price

### Submitter 1023

Original Submission No	Plan Change	Provision	Position	Decision Requested
1023.1	PC14	19 - Planning Maps > 19.10 - Any other zones	Seek Amendment	Seek that Paparoa Street, Papanui, Christchurch become part of a Residential Suburban Zone restricted to urban residential living.
1023.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Seek that Paparoa Street, Papanui, Christchurch become part of a Residential Suburban Zone restricted to urban residential living.
1023.3	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Seek that Paparoa Street, Papanui, Christchurch become part of a Residential Suburban Zone restricted to urban residential living.

## Marius and Roanna Purcaru

### Submitter 1024

Original Submission No	Plan Change	Provision	Position	Decision Requested
1024.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	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].
1024.2	PC14	19 - Planning Maps	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].
1024.3	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	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].
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**Kristin Mokes**

**Submitter 1025**

Original Submission No	Plan Change	Provision	Position	Decision Requested
1025.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Oppose	Please reconsider adding so many more heritage sites - especially [in the] suburbs
1025.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Oppose	Reconsider adding so many more heritage sites - especially [in the] suburbs.

**Maxine Webb**

**Submitter 1026**

Original Submission No	Plan Change	Provision	Position	Decision Requested
1026.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	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.

**Daniel John Rutherford**

**Submitter 1027**

Original Submission No	Plan Change	Provision	Position	Decision Requested



1027.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Oppose	Seek that Appendix 9.3.7.3 is amended to remove 20 MacMillan Avenue from the proposed Residential Heritage Area.
1027.2	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	The submitter requests that 20 and 20b MacMillan Avenue are excluded from the MacMillan Ave Residential Heritage Area.

### Rob Seddon-Smith

### Submitter 1028

Original Submission No	Plan Change	Provision	Position	Decision Requested
1028.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage	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.
1028.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	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.
1028.3	PC14	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	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.
1028.4	PC14	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	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.

Tom Reece

Submitter 1029

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

Paul Mollard

Submitter 1030

Original Submission No	Plan Change	Provision	Position	Decision Requested
1030.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Oppose	Remove any reference to residential heritage areas and make those areas subject to the same development rules as the rest of the city.
1030.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Oppose	Remove any reference to residential heritage areas and make those areas subject to the same development rules as the rest of the city.

Jeanne Cooper

Submitter 1031

Original Submission No	Plan Change	Provision	Position	Decision Requested
1031.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	Provide a buffer zone between character areas and RMD intensive housing [High Density Residential Zone].
1031.2	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone	Seek Amendment	Provide a buffer zone between character areas and RMD intensive housing [High Density Residential Zone].

Janice Grant

Submitter 1032

Original Submission No	Plan Change	Provision	Position	Decision Requested
1032.1	PC14	19 - Planning Maps	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.

Sam Spekrijse

Submitter 1033

Original Submission No	Plan Change	Provision	Position	Decision Requested
1033.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Oppose	Oppose all heritage overlays.

1033.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.9 - Appendix - Residential Heritage Areas - Interface Sites and Character Area Overlap Maps	Oppose	Oppose all heritage overlays.
1033.3	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Oppose	Oppose all heritage overlays for residential heritage areas.

### Ebin Scaria Jose

#### Submitter 1034

Original Submission No	Plan Change	Provision	Position	Decision Requested
1034.1	PC14	19 - Planning Maps > 19.6 - QM - Any Coastal Hazard	Oppose	Oppose the application of QM Tsunami Management area on 20 Holland Street, Avonside.

### Ben Hay-Smith

#### Submitter 1035

Original Submission No	Plan Change	Provision	Position	Decision Requested
1035.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	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.
1035.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Oppose	Oppose 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.

1035.3	PC14	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	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.
1035.4	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Support	Supports the intent of these provisions for preserving cemeteries and publicly used bridges.

### Emily Arthur

#### Submitter 1036

Original Submission No	Plan Change	Provision	Position	Decision Requested
1036.1	PC14	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	Seek Amendment	Amend RD7 so that consent is not required to demolish a contributory building in a Residential Heritage Area.
1036.2	PC14	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	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.
1036.3	PC14	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	Seek Amendment	Allow up to 70% site coverage on a site by site basis rather [than] having a blanket rule of 40%.

Justin Avi

Submitter 1037

Original Submission No	Plan Change	Provision	Position	Decision Requested
1037.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Oppose	Remove Antonio Hall (265 Riccarton Road) from the heritage list.
1037.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Remove Antonio Hall (265 Riccarton Road) from the heritage list.

Peter Earl

Submitter 1038

Original Submission No	Plan Change	Provision	Position	Decision Requested
1038.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	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.
1038.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Oppose	The submitter opposes the scheduling of heritage buildings in Plan Change 14.

## Geoff Mahan

### Submitter 1039

Original Submission No	Plan Change	Provision	Position	Decision Requested
1039.1	PC14	20 - All of Plan	Oppose	Oppose all of plan change.
1039.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Oppose a 3 storey height limit.

## Neil McNulty On Behalf Of 29 Forbes Street

### Submitter 1040

Original Submission No	Plan Change	Provision	Position	Decision Requested
1040.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Oppose	Oppose the Residential Heritage Area as it applies to Forbes Street, Sydenham.
1040.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Oppose	Oppose the Residential Heritage Area as it applies to Forbes Street, Sydenham.

## Ruth Morrison On Behalf Of Morrison Family

### Submitter 1041

Original Submission No	Plan Change	Provision	Position	Decision Requested
1041.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Keep the area around Paparoa St, Dormer St, Rayburn Ave and Perry St as heritage area
1041.2	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Keep the area around Paparoa St, Dormer St, Rayburn Ave and Perry St as heritage area
1041.3	PC14	10 - Designations and Heritage Orders	Seek Amendment	Keep the area around Paparoa St, Dormer St, Rayburn Ave and Perry St as a heritage area.

## Mark Enfield

### Submitter 1042

Original Submission No	Plan Change	Provision	Position	Decision Requested
1042.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support the zoning of HRZ on Bampton Street, Dallington.



## Cameron Parsonson

### Submitter 1043

Original Submission No	Plan Change	Provision	Position	Decision Requested
1043.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Remove 471 ferry road from the schedule of designated heritage buildings.
1043.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Remove 471 ferry road from the schedule of designated heritage buildings.

## Paul Scott On Behalf Of myself and my wife Linda Scott

### Submitter 1044

Original Submission No	Plan Change	Provision	Position	Decision Requested
1044.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Oppose HRZ along St James Avenue, Papanui.

## Ross Boswell

### Submitter 1045

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

Anna McKenzie

Submitter 1047

Original Submission No	Plan Change	Provision	Position	Decision Requested
1047.1	PC14	14 - Residential > 14.7 - Rules - Residential Hills Zone > 14.7.2 - Built form standards > 14.7.2.2 - Building height	Support	Support the existing height rules in the Hills Suburbs.
1047.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Opposes 12m height rule in the suburbs.
1047.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.7 - Minimum building setbacks	Oppose	Opposes 1m building setback from boundaries in the suburbs.
1047.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Opposes 12m height in residential suburbs.

Cameron Matthews

Submitter 1048

Original Submission No	Plan Change	Provision	Position	Decision Requested
1048.1	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	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	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Seek Amendment	[Re: definition of 'heritage item'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.

1048.3	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Seek Amendment	[Re: definition of 'heritage professional'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.4	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Seek Amendment	[Re: definition of 'heritage setting'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.5	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	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	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Seek Amendment	[Re: definition of 'heritage values'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.7	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.9 - I	Seek Amendment	[Re: definition of 'intrusive building or site'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.8	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.13 - M	Seek Amendment	[Re: definition of 'maintenance'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.9	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.14 - N	Seek Amendment	[Re: definition of 'neutral building or site'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.10	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.18 - R	Seek Amendment	[Re: definition of 'reconstruction'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.11	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.18 - R	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	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.18 - R	Seek Amendment	[Re: definition of 'repairs'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.13	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.18 - R	Seek Amendment	[Re: definition of 'restoration'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.

1048.14	PC14	8 - Subdivision, Development and Earthworks	Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.15	PC14	8 - Subdivision, Development and Earthworks > 8.6 - Activity standards > 8.6.1 - Minimum net site area and dimension	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].
1048.16	PC14	6 - General Rules and Procedures > 6.8 - Signs	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].
1048.17	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.3 - C	Seek Amendment	[Re definition of 'contributory building']- strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.18	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.4 - D	Seek Amendment	[Re: definition of 'defining building'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.19	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.1 - A	Seek Amendment	[Re: definition of 'Alteration of heritage item'] Strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.20	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.4 - D	Seek Amendment	[Re: definition of 'demolition'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.21	PC14	2 - Abbreviations and Definitions > 2.2 - Definitions List > 2.2.8 - H	Seek Amendment	[Re: definition of 'heritage fabric'] - strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.22	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage	Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.23	PC14	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	Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas, including, but not

		- Identification, assessment and scheduling of heritage areas		limited to, [Policy] 9.3.2.2.2 - Identification, assessment and scheduling of heritage areas.
1048.24	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.4 - Rules - Historic heritage > 9.3.4.1 - Activity Status Tables	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.
1048.25	PC14	14 - Residential	Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.26	PC14	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	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.
1048.27	PC14	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	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.
1048.28	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	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).
1048.29	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Remove all Residential Heritage Areas from the plan.
1048.30	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Strike out all rules or parts of rules as they relate to Residential Heritage Areas.
1048.31	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Remove all Residential Heritage Areas from the plan, particularly [the] Lyttleton [Residential Heritage Area].

1048.32	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Remove all Residential Heritage Areas from the plan, particularly [the] Piko/Shand [Residential Heritage Area].
1048.33	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Remove all Residential Heritage Areas from the plan, particularly [the] Inner City West [Residential Heritage Area].
1048.34	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Remove all Residential Heritage Areas from the plan, particularly [the] Lyttleton [Residential Heritage Area].
1048.35	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Remove all Residential Heritage Areas from the plan, particularly [the] Piko/Shand [Residential Heritage Area].
1048.36	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Support	Remove all Residential Heritage Areas from the plan, particularly [the] Inner City West [Residential Heritage Area].

Dylan Lange

#### Submitter 1049

Original Submission No	Plan Change	Provision	Position	Decision Requested
1049.1	PC14	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	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
1049.2	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.2 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.

1049.3	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.7 - Landscaped area and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
1049.4	PC14	14 - Residential > 14.12 - Rules - Future Urban Zone > 14.12.2 - Built form standards > 14.12.2.7 - Landscaping and tree canopy cover	Support	[S]eek[s] that the council retains the tree canopy requirement and contributions plan.
1049.5	PC14	19 - Planning Maps > 19.4 - QM - Low PT	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
1049.6	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Low Public Transport Accessibility Qualifying Matter] seek[s] that the council drop this qualifying matter.
1049.7	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.6 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
1049.8	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.2 - Height in relation to boundary	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
1049.9	PC14	6 - General Rules and Procedures > 6.1 - Noise > 6.1.9 - 6.1A - Qualifying Matters > 6.1.9.1 - 6.1A.1 Application of qualifying matters	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
1049.10	PC14	14 - Residential > 14.16 - Appendices > 14.16.2 - Appendix - Recession planes	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
1049.11	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Support	Support high-density housing near the city and commercial centres.
1049.12	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.1 - Activity status tables > 14.6.1.3 - Restricted discretionary activities	Seek Amendment	Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.

## Papanui Heritage Group

### Submitter 1050

Original Submission No	Plan Change	Provision	Position	Decision Requested
1050.1	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	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).
1050.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	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.

## Sarah Smith

### Submitter 1051

Original Submission No	Plan Change	Provision	Position	Decision Requested
1051.1	PC13	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	The submitter requests that the historic Kukupa school building is added to the heritage schedule.



## Oxford Terrace Baptist Church

### Submitter 1052

Original Submission No	Plan Change	Provision	Position	Decision Requested
1052.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Seek Amendment	Clarify whether the site at 288 Oxford Terrace is HRZ or MRZ, it is currently shown as split zoning.
1052.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Seek Amendment	Clarify whether the site at 288 Oxford Terrace is HRZ or MRZ, it is currently shown as split zoning.
1052.3	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Seek that the whole of Chester Street East be included in the Residential Heritage Area.
1052.4	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Seek that the whole of Chester Street East be included in the Residential Heritage Area.
1052.5	PC14	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	Seek Amendment	Seeks that any development of 94-96 Chester Street East be publicly notified.
1052.6	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.9 - Appendix - Residential Heritage Areas - Interface Sites and Character Area Overlap Maps	Seek Amendment	Seeks that the wording for buffers for Residential Heritage Areas is made clearer.

## Jono De Wit

### Submitter 1053

Original Submission No	Plan Change	Provision	Position	Decision Requested
1053.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Oppose	Oppose the Piko Crescent Residential Heritage Area.
1053.2	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Oppose	Oppose the Piko Crescent Character Area.
1053.3	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Oppose	Oppose the Piko Crescent Heritage Area.

## Joanne Nikolaou

### Submitter 1054

Original Submission No	Plan Change	Provision	Position	Decision Requested
1054.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	Seek that a new Character Area be included for Cashmere Somerfield.

## The Rannerdale Trust

### Submitter 1055

Original Submission No	Plan Change	Provision	Position	Decision Requested
1055.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix -	Seek Amendment	Seek change the extent of the heritage area surrounding StevenholmHouse (also known as

		Schedule of Significant Historic Heritage Items		Rannerdale House and Kauri House) to reflect the recent subdivision of the wider property(RMA20223600
1055.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Seek removal of the vehicle access from Suva Street, driveway and parking areas from within the heritage setting boundary;

### Anita Collie On Behalf Of Mitre Hotel Holdings Limited

#### Submitter 1056

Original Submission No	Plan Change	Provision	Position	Decision Requested
1056.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	The deletion of heritage item 1060 Mitre Hotel and Setting – 40 Norwich Quay, Lyttelton from the District Plan through PlanChange 13.

### Christchurch City Council

#### Submitter 1058

Original Submission No	Plan Change	Provision	Position	Decision Requested
1058.1	PC13	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.3 - How to interpret and apply the rules	Seek Amendment	Change wording to 'These <u>Heritage Area</u> rules do not apply to the Akaroa Township Heritage Area (HA1)...
1058.2	PC13	13 - Specific Purpose Zones > 13.2 - Specific Purpose (Cemetery) Zone > 13.2.6 - Appendices > 13.2.6.1 - Appendix	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

		13.2.6.1 List of cemeteries and crematoria		listings for Linwood, Sydenham, and Akaroa French cemeteries.
1058.3	PC13	13 - Specific Purpose Zones > 13.2 - Specific Purpose (Cemetery) Zone > 13.2.6 - Appendices > 13.2.6.2 - Appendix 13.2.6.2 List of closed cemeteries	Seek Amendment	Insert in PC13 District Plan text amendments (rules package), Appendices 13.2.6.1 and 13.2.6.2 , adding cross references to Appendix 9.3.7.2 in the listings for Linwood, Sydenham, and Akaroa French cemeteries.
1058.4	PC13	15 - Commercial > 15.15 - Appendices > 15.15.7 - Appendix - Design guidelines – Akaroa Commercial Banks Peninsula Zone	Seek Amendment	In App 15.15.7, c.iv. Replace 'Design and Appearance Committee' with 'Design Review Panel'.
1058.5	PC13	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.6 - Rules - Matters of discretion > 9.3.6.3 - Akaroa Township Heritage Area	Seek Amendment	In Matter of Discretion 9.3.6.3 replace 'Akaroa Design and Appearance Advisory Committee' with 'Akaroa Design Panel'

## The Canterbury Jockey Club

### Submitter 1059

Original Submission No	Plan Change	Provision	Position	Decision Requested
1059.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	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	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Amend Heritage Setting 684 as shown on the Heritage Items and Settings Aerial Maps and Natural and Cultural Heritage Planning Map 30C.

1059.3	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Support	Retain the deletion of Heritage Item 453 from Appendix 9.3.7.2 Schedule of Significant Historic Heritage Items as notified.
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## Elizabeth Harris

### Submitter 1061

Original Submission No	Plan Change	Provision	Position	Decision Requested
1061.1	PC14	14 - Residential	Oppose	The submitter seeks that 31 Cashel Street and surrounding sites be rezoned to High Density Residential.
1061.2	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	The submitter seeks that 31 Cashel Street and the surrounding sites be rezoned to High Density Residential.
1061.3	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	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.
1061.4	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	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.
1061.5	PC14	20 - All of Plan	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.

## Alice Burnett On Behalf Of Hughes Developments Limited

### Submitter 1062

Original Submission No	Plan Change	Provision	Position	Decision Requested
1062.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.4 - Rules - Historic heritage > 9.3.4.1 - Activity Status Tables	Seek Amendment	Seek that the activity status for development in Residential Heritage Areas is made clearer.
1062.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Amend Residential Heritage Area - Heritage Report and Site Record Forms - HA6 Inner City West to remove references to 31 Worcester containing buildings on site.

## Marie Byrne

### Submitter 1063

Original Submission No	Plan Change	Provision	Position	Decision Requested
1063.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Include existing Medium Density Residential area in Phillipstown Cashel Street to Ferry Road, Bordesley Street to Nursery Road to a Qualifying matter - heritage area.
1063.2	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	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.

## Graham Robinson

### Submitter 1065

Original Submission No	Plan Change	Provision	Position	Decision Requested
1065.1	PC13	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	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.

## Richmond Residents and Business Association (We are Richmond)

### Submitter 1066

Original Submission No	Plan Change	Provision	Position	Decision Requested
1066.1	PC14	20 - All of Plan	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

Catherine Elvidge

Submitter 1067

Original Submission No	Plan Change	Provision	Position	Decision Requested
1067.1	PC13	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	<p>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:</p> <ul style="list-style-type: none"><li>- The listing be amended to include the specific aspects of the streets which comprise the item.</li><li>- The plaques not be included in the listing.</li><li>- 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.</li><li>- 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.</li></ul>



## Keri Whaitiri On Behalf Of Te Rito Trust & Malcolm Hattaway

### Submitter 1069

Original Submission No	Plan Change	Provision	Position	Decision Requested
1069.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Seek that the 'defining' and 'contributory' categories in Residential Heritage Areas are removed completely from the proposed new Policy Changes.
1069.2	PC14	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	Seek Amendment	Seek that the 'defining' and 'contributory' categories in Residential Heritage Areas are removed completely from the proposed new Policy Changes.
1069.3	PC14	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	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'.

## Danny Whiting

### Submitter 1070

Original Submission No	Plan Change	Provision	Position	Decision Requested
1070.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	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.

1070.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage	Oppose	Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions.
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## Peebles Group Limited

### Submitter 1071

Original Submission No	Plan Change	Provision	Position	Decision Requested
1071.1	PC14	9 - Natural and Cultural Heritage	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.

## Richard and Suzanne Peebles On Behalf Of R & S Peble

### Submitter 1072

Original Submission No	Plan Change	Provision	Position	Decision Requested
1072.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	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	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	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.
1072.3	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage	Oppose	Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions.

## 181 High Limited

### Submitter 1073

Original Submission No	Plan Change	Provision	Position	Decision Requested
1073.1	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	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.
1073.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage	Seek Amendment	Delete/reject proposed amendments todefinitions, policies, rules and assessmentmatters in PC13 and retain the status quo inrespect of these provisions.

## James David Bundy

### Submitter 1074

Original Submission No	Plan Change	Provision	Position	Decision Requested
1074.1	PC13	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	The submitter requests the following buildings be added to the heritage schedule:  - Burnside Stable at 79 Bamfords Road, Allandale  - Lockup at Allandale on Council reserve.

Diana Shand

Submitter 1075

Original Submission No	Plan Change	Provision	Position	Decision Requested
1075.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Supports the Inner West Residential Heritage Area and seeks that Cranmer Square be included in the Inner City West Residential Heritage Area.
1075.2	PC14	20 - All of Plan	Seek Amendment	Seeks alternatives to high-rise and cramped-living densification.
1075.3	PC14	14 - Residential > 14.5 - Rules - Medium Density Residential Zone > 14.5.2 - Built form standards > 14.5.2.3 - Building height and maximum number of storeys	Oppose	Oppose high buildings in residential areas that affect heritage and existing dwellings.
1075.4	PC14	14 - Residential > 14.6 - Rules - High Density Residential Zone > 14.6.2 - Built form standards > 14.6.2.1 - Building height	Oppose	Oppose high buildings in residential areas that affect heritage and existing dwellings.
1075.5	PC14	19 - Planning Maps > 19.3 - Commercial Zoning	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.

## Dorothy Lovell-Smith

### Submitter 1076

Original Submission No	Plan Change	Provision	Position	Decision Requested
1076.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Oppose intensification in the Hornby area.
1076.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Oppose intensification in the Hornby area.
1076.3	PC14	6 - General Rules and Procedures > 6.11 - Appendices > 6.11.6 - Appendix - Landscaping and Tree Planting - Rules and Guidance	Support	Support the CCC plan to include the preservation of trees as heritage. More existign trees need tobe preserved from development.

## Waihoru Spreydon-Cashmere-Heathcote Community Board

### Submitter 1077

Original Submission No	Plan Change	Provision	Position	Decision Requested
1077.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Support	Supports the addition of the MacMillan Avenue and Shelley/Forbes Street Residential Heritage Areas.
1077.2	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Support	Supports the inclusion of the new character areas in Roker St, Spreydon and Bewdley and Evesham Crescent on Barrington.
1077.3	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	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

				<ul style="list-style-type: none"> <li>- Sydenham Cemetery on Roker St, Somerfield</li> <li>- Somerfield War Memorial Community Centre and Setting, on Studholme St, Somerfield</li> <li>- 25 baches at Taylors Mistake and their settings</li> </ul>
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**Julie Villard**

**Submitter 1078**

Original Submission No	Plan Change	Provision	Position	Decision Requested
1078.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Oppose	Oppose the extent of the Lyttelton Residential Heritage Area.
1078.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Oppose the extent of the Lyttelton Residential Heritage Area. Seek that this be reduced.

**Dr. Bruce Harding**

**Submitter 1079**

Original Submission No	Plan Change	Provision	Position	Decision Requested
1079.1	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	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	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	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)
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### Lyttelton Port Company Limited

#### Submitter 1083

Original Submission No	Plan Change	Provision	Position	Decision Requested
1083.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Support	Supports the extent of the Lyttelton Residential Heritage Area as notified.
1083.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Support	Supports the extent of the Lyttelton Residential Heritage Area as notified.

### Duncans Lane Limited

#### Submitter 1085

Original Submission No	Plan Change	Provision	Position	Decision Requested
1085.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	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.
1085.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Oppose	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.

1085.3	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage	Oppose	Delete/reject proposed amendments to definitions, policies, rules and assessment matters in PC13 and retain the status quo in respect of these provisions.
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**Christian Jordan**

**Submitter 1086**

Original Submission No	Plan Change	Provision	Position	Decision Requested
1086.1	PC14	20 - All of Plan	Oppose	Oppose intensification proposed by PC14

**Claire Coveney**

**Submitter 1087**

Original Submission No	Plan Change	Provision	Position	Decision Requested
1087.1	PC14	6 - General Rules and Procedures > 6.10 - Works for the Purposes of Earthquake Recovery > 6.10.4 - 6.10A Tree Canopy Cover and Financial contributions	Oppose	Opposes the Tree Canopy Cover and Financial Contribution provisions.

**Anton Casutt**

**Submitter 1088**

Original Submission No	Plan Change	Provision	Position	Decision Requested
1088.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Seeks that Scott Street, Sydenham is added to a Residential Heritage Area or Character Area.
1088.2	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	Seek Amendment	Seeks that Scott Street, Sydenham is added to a Residential Heritage Area or Character Area.



1088.3	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Seeks that Scott Street, Sydenham is added to a Residential Heritage Area or Character Area.
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## Christchurch Civic Trust

### Submitter 1089

Original Submission No	Plan Change	Provision	Position	Decision Requested
1089.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Support	Support Qualifying Matter Heritage
1089.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Support	Support the Scheduled Highly Significant Englefield Lodge
1089.3	PC14	1 - Introduction	Seek Amendment	Clarify point of legal effect.
1089.4	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Include Upper Riccarton War Memorial Library in the Schedule of Heritage buildings
1089.5	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.3 - How to interpret and apply the rules	Seek Amendment	Include Princess Margaret Hospital buildings and site in the Schedule of Heritage buildings
1089.6	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Include Daresbury House in the Schedule of Heritage buildings

1089.7	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Oppose	Include Englefield Lodge in the Schedule of Heritage buildings
1089.8	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Include Barnett Avenue Pensioner Cottages in the Schedule of Heritage buildings
1089.9	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.4 - Rules - Historic heritage	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 the environment of energy consumption and CO2 emissions
1089.10	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.4 - Rules - Historic heritage	Seek Amendment	Amend Assessment Criteria for building beside heritage items such as Hagley Park

### Helen Broughton On Behalf Of Waipuna Halswell-Hornby-Riccarton Community Board

#### Submitter 1090

Original Submission No	Plan Change	Provision	Position	Decision Requested
1090.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Seek Amendment	Supports the Residential Heritage Areas but seeks that additional areas of Hornby, SouthHornby, Sockburn, Hei Hei, Islington, and Broomfield be considered.
1090.2	PC14	19 - Planning Maps > 19.8 - QM - Character Areas	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.
1090.3	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.9 - Appendix - Residential Heritage Areas - Interface Sites and Character Area Overlap Maps	Seek Amendment	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.
1090.4	PC14	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	Seek Amendment	Seeks that heritage settings to be defined as meeting the significance threshold.
1090.5	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Seeks that the war memorial, sites in Jane Deans Close is added to the heritage list.
1090.6	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Seeks that the Residential Heritage Area at Mona Vale be extended to the Britten stables and war memorial at Jane Deans Close.

**Rosie Linterman**

**Submitter 1091**

Original Submission No	Plan Change	Provision	Position	Decision Requested
1091.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Not Stated	Seek that Beverley Street be included as a Residential Heritage Area.

1091.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.3 - Appendix - Schedule of Significant Historic Heritage Items	Seek Amendment	Seek that Beverley Street be included as a Residential Heritage Area.
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## Cambridge 137 Limited

### Submitter 1092

Original Submission No	Plan Change	Provision	Position	Decision Requested
1092.1	PC14	19 - Planning Maps > 19.7 - QM - Any Heritage Layer	Oppose	Opposes listing of 137 Cambridge Terrace (Harley Chambers) as a heritage listing.
1092.2	PC14	9 - Natural and Cultural Heritage > 9.3 - Historic heritage > 9.3.7 - Appendices > 9.3.7.2 - Appendix - Schedule of Significant Historic Heritage Items	Oppose	Delete within Appendix 9.3.7.2 'Schedule of Significant Historic Heritage' reference to the Heritage Listing (Building and Setting) for 137 Cambridge Terrace 'Commercial Building and Setting, Harley Chambers' Item No 78 and Setting No 309.
1092.3	PC14	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	Seek Amendment	Delete changes to Rule 9.3.4.1.1 (P9) and proposed deletion of P11 and P12.
1092.4	PC14	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	Oppose	Delete Matter of Discretion 9.3.6.1 proposed by PC13.

Daphne Robinson

Submitter 2002

Original Submission No	Plan Change	Provision	Position	Decision Requested
2002.1	PC14	19 - Planning Maps > 19.1 - MRZ Zoning	Oppose	Oppose intensification zoning in leafy suburbs such as Strowan.
2002.2	PC14	19 - Planning Maps > 19.2 - HRZ Zoning	Oppose	Oppose intensification in leafy suburbs such as Strowan.
2002.3	PC14	20 - All of Plan	Oppose	Oppose intensification in leafy suburbs such as Strowan.