

CHRISTCHURCH DISTRICT PLAN

PLAN CHANGE 14

HOUSING AND BUSINESS CHOICE

**PLANNING OFFICER'S REPORT OF IKE KLEYNBOS UNDER SECTION 42A OF
THE RESOURCE
MANAGEMENT ACT 1991**

TOPICS ADDRESSED:

Residential Chapter

Qualifying Matter: Riccarton Bush Interface Area

Qualifying Matter: Sunlight Access

Qualifying Matter: Low Public Transport Accessibility

11 AUGUST 2023

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LIST OF ABBREVIATIONS

CDP	Christchurch District Plan (operative)
QM	Qualifying Matter
LPTAA	Low Public Transport Accessibility Area Qualifying Matter

1 INTRODUCTION

REPORTING OFFICER

1.1.1 I have been asked by the Christchurch City Council (**Council**) to prepare this report pursuant to section 42A of the Resource Management Act 1991 (**the Act/RMA**). This report considers the issues raised by submissions to Council initiated Plan Change 14 – Housing and Business Choice (**the Plan Change / PC14 / PPC14**) to the Christchurch District Plan (**the Plan**) and makes recommendations in response to the issues that have emerged from these submissions, as they apply to:

- a. the Residential Chapter, excluding the Future Urban Zone¹ and any other qualifying matter (QM) not covered below; and
- b. the following QMs that relate to residential zones:
 1. Sunlight Access
 2. Low Public Transport Accessibility Area
 3. Riccarton Bush Interface Area

1.1.2 This report forms part of the Council’s ongoing reporting obligations to consider the appropriateness of the proposed provisions in PC14; the benefits and costs of any policies, rules or other methods; and the issues raised in submissions on PC14.

1.1.3 Almost 3,000 submission points were received on PC14 in relation to the Residential Chapter, excluding the sub-chapter on Future Urban Zone. with over 700 submission points on Medium Density Residential Zone (**MRZ**) or High Density Residential Zone (**HRZ**) zoning and about 180 for ‘other zones’ which is inclusive of requests for *status quo* residential zones. Of these, by my calculations 854 (27.6%) submission points support the provisions, 1,280 (41.4%) seek amendments to proposed provisions, and 944 (30.5%) oppose the provisions. The remaining submitters did not state a position.

1.1.4 The main issues raised by the submitters relevant to this s42A report are:

- a. Issue 1: Scale of proposed intensification

1.1.a.1 Generally, submitters object to the scale of influence that the Resource Management (Enabling Housing Supply) Amendment Act 2021 (**Housing Supply Amendment Act**) directs where Medium Density Residential Standards (**MDRS**) should be applied and its inability to reflect local conditions. While these submitters are supportive of Council’s proposal to have a more bespoke approach to applying MDRS, they nonetheless remain concerned about the degree of effect on established suburban areas. There is a desire for greater concentration of housing

¹ Please see s42A reporting from Mr Ian Bayliss.

in 'the right areas' before medium density is progressed outwards to suburban areas, with a particular focus on development within and around the Central City. There is a concern that the quantity of extra capacity that the Plan Change would provide for aligns with a fanciful population forecast and that the amount of capacity provided should instead be aligned with a known or conceptualised future population or period of time. Counter to this are other submitters who see PC14 as an opportunity for a wider response to intensification, potentially expanding outwards, or at the very least applying MDRS across the urban extent of Christchurch City and leave it to the property market to self-regulate where and how housing is delivered.

b. Issue 2: Transition to a high(er) density urban form

1.1.b.1 Many submissions on the response to Policy 3 of the National Policy Statement on Urban Development 2020 (**NPS-UD**) via HRZ and zone boundaries relate to the 'transitional phase' to a more intensive urban living environment, and express concern about much higher density developments progressing in areas that are otherwise low/suburban density living environments. Conversely, others believe that provisions should be more progressive and not reflect current levels of amenity, and that this is a means to better (and potentially quicker) transition to a higher density residential environment.

c. Issue 3: Giving full effect to Policy 3 and wider NPS-UD

1.1.c.1 The degree that PC14 proposes to give effect to the Policy 3 direction is a concern for many. Sub-topics of concern include: how provisions were 'enabling' under the NPS-UD; the degree of building height restrictions proposed (with submitters seeking greater and lesser heights); walking catchments applied; and considering other amenities (beyond the activities and services mentioned in Policy 3, such as to those covered in Policy 1) as a means to intensify further.

d. Issue 4: Application and legitimacy of city-wide QMs

1.1.d.1 The application of the Sunlight Access QM and Low Public Transport Accessibility Area (**LPTAA**) QM are divisive topics for submitters. Some submitters strongly support the approach taken by Council to propose a more bespoke solution, highlighting the importance of sunlight access for quality living environments (and as a means to limit the extent of where MDRS are applied from notification of PC14). Many also seek greater protections for sunlight access. Opponents of the QM approaches state that they would constrain capacity to a point where they would adversely affect housing affordability and would restrict MDRS developments for a greater number of sites. These submitters also consider that the approaches are not supported by the Housing Supply Amendment Act and their legitimacy should be questioned.

1.1.5 This report addresses each of these key issues, as well as other relevant issues raised in the submissions relating to the Residential Chapter, excluding where this relates to landscaping/tree canopy controls, the Future Urban Zone and QMs, other than those relating to sunlight, LPTAA and the Riccarton Bush Interface Area.

- 1.1.6 Having considered the notified PC14 material, the submissions and further submissions received, the findings of the Council's expert advisors and the additional information provided by the Council since notification, I have evaluated the PC14 provisions relating to Residential Chapter (as set out above) and provided recommendations and conclusions in this report.
- 1.1.7 In accordance with the further evaluation undertaken under section 32AA of the RMA that has been included throughout this report, I consider that the provisions with recommended amendments are the most appropriate way to achieve the objectives of PC14 and the purpose of the RMA.
- 1.1.8 I have been involved in the Christchurch City Council submission on plan change 14. My involvement was related to updates to planning maps, requests relating to the LPTAA, Chapter 7 requests, Chapter 9.4 requests, Chapter 13.14 requests, Chapter 14 requests, waterbody setbacks QM requests, Residential Character Area QM requests, Tsunami Management Area QM requests, Riccarton Bush Interface QM requests, broader requested changes to QM approach, and general coordination of the Council submission. In this report, I will not be considering or commenting on relief sought in the Council submission.

2 INTRODUCTION

REPORTING OFFICER

- 2.1.1 My full name is Ike Kleynbos. I am employed as a Principal Planning Advisor in the City Planning Team, Strategy and Transformation Group of the Council. I have been in this position since June 2022, after joining the Council in November 2021 as a Senior Policy Planner.
- 2.1.2 I hold a Bachelor of Environmental Management and Planning from Lincoln University and a Post-Graduate Diploma in Applied Science from Lincoln University. I am also an Intermediate member of the New Zealand Planning Institute and hold an IAP2 (International Association of Public Participation) Certificate in Engagement.
- 2.1.3 I have 10 years' experience in planning and resource management in New Zealand, having first worked a Student/Graduate/Consultant Planner at Davis Ogilvie and Partners Limited for approximately three years, and then a Policy/Senior Planner for the Upper Hutt Council for 5 years. I have worked on a variety of projects, spanning both the preparation and processing of applications for land use and subdivision consent and the development of Plan provisions in Council officer roles. Of particular relevance, I led the combined residential and rural chapters review for Upper Hutt City Council, releasing the first draft proposal giving effect to Policy 3 of the NPS-UD. I have also been heavily involved in the drafting of Housing and Business Development Capacity Assessments under the NPS-UD for Upper Hutt City Council, and was also involved in

providing input into the review of the (now superseded) 2016 National Policy Statement on Urban Development Capacity.

2.1.4 I am the author of the s32 report for the residential proposal of PC14 (Part 3), the Sunlight Access s32 report, Open Space and Specific Purpose (Ōtākaro Avon River Corridor) and (Cemetery) Zones 32 report, and was a contributing author on the s32 report for LTPAA, Riccarton Bush Interface Area, Character Areas, and Fitzgerald Avenue Geotechnical Constraints. In preparing this s42A report, I have read and considered those s32 reports. Except where I say otherwise in this report, I agree with the content and analysis set out in them. I rely on, and refer back to, those materials, but do not intend to repeat their content in order to minimise duplication. The s32 reports including their appendices can be accessed from the Council's website.²

2.1.5 My role in preparing this report is that of an expert planner.

2.1.6 Although this is a Council-level process, I confirm that I have read the Code of Conduct for Expert Witnesses contained in the Environment Court Practice Note 2023 and I agree to comply with it. I confirm I have considered all the material facts I am aware of that might alter or detract from the opinions that I express. I confirm this evidence is within my area of expertise, except where I state I am relying on the evidence of another person. I confirm that, while I am employed by the Council, the Council has agreed to me preparing this section 42A report in accordance with the Code of Conduct.

THE PURPOSE AND SCOPE OF THIS REPORT

2.1.7 In response to the Housing Supply Amendment Act, tier 1 territorial authorities were required to notify changes or variations to their district plans to incorporate the MDRS and give effect to Policy 3 of the NPS-UD. PC14 is an Intensification Planning Instrument (**IPI**) under section 80E of the RMA, and of particular relevance to this aspect of the plan change, gives effect to section 77G of the RMA.

2.1.8 As a tier 1 territorial authority the Council has established an Independent Hearings Panel (**IHP**) to hear submissions and make recommendations on PC14 using the Intensification Streamlined Planning Process (**ISPP**).

2.1.9 I have prepared this report in accordance with the ISPP and Section 42A of the RMA for the purpose of:

2.1.10 Assisting the IHP in considering and making their recommendations on the issues raised by submissions and further submissions on PC14 by presenting the key themes and associated issues in relation to each of the following and their associated provisions of PC14:

² <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district-plan/changes-to-the-district-plan/proposed-changes-to-the-district-plan/pc14/>

- (a) the application of the MDRS set out in Schedule 3A to the RMA and the application of Policy 3(c) and (d) of the NPS-UD to residential zones (14.5 – MRZ, 14.6 – HRZ);
- (b) the proposed sunlight access QM; and
- (c) the proposed low public transport access QM; and
- (d) the proposed Riccarton Bush Interface QM; and
- (e) any other consequential changes required as a result of applying the Housing Supply Amendment Act; and
- (f) identifying submissions related to each of those topics, provide submitters with information on how their submissions have been evaluated and make recommendations on the associated provisions of PC14 and the submissions and further submissions received on them. Where I recommend substantive changes to the plan change provisions, I provide an assessment of those changes in terms of section 32AA of the RMA.

2.1.11 The scope of this s42A report relates to Chapter 14 – Residential – except:

- (a) sub-chapters 14.4 (Residential suburban zone and residential suburban density transition zone) where it does not relate to QMs addressed in this report,
- (b) 14.8 (Residential Banks Peninsula Zone)³ where outside of the urban environment and only in relation to QMs addressed in this report,
- (c) 14.10 (Residential Small Settlement Zone)⁴, and
- (d) 14.12 (Future Urban Zone)⁵, and in particular, the following QMs that are specific to these residential zones: Sunlight Access QM; Low Public Transport Access QM; and Riccarton Bush Interface Area QM.

2.1.12 This s42A report:

- (a) addresses the contextual, procedural and statutory considerations and instruments that are relevant to the residential provisions which have been outlined in the section 42A 'Strategic Overview' report, and addressed in the following Section 32 reports insofar as they relate to aforementioned QMs:
 - Part 3 – Residential s32 Evaluation report⁶;

³ Sub-chapter 14.4 also relates to the Airport Noise Contour qualifying matter and Tsunami Management Area qualifying matter.

⁴ Sub-chapter 14.10 captures a zone that is not considered a relevant residential zone.

⁵ Sub-chapter 14.12 captures a zone that is not considered a relevant residential zone

⁶ Residential s32 report available here: <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32/Plan-Change-14-HBC-NOTIFICATION-Section-32-Residential.pdf>. All associated appendices are available on the PC14 webpage under 'Section 32 reports': <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/plans/christchurch-district->

- Part 2 – Qualifying Matters, Part 2 – 6.11 – Building heights adjoining Riccarton Bush⁷;
 - Part 2 – Qualifying Matters, Part 3 – 6.30 – Sunlight Access⁸; and
 - Part 2 – Qualifying Matters, Part 3 – 6.32 – Low Public Transport Accessibility Areas⁹;
- (b) discusses the relevant District Plan Objectives and Policies as they relate specifically to the Residential Chapter and the QMs listed above;
- (c) discusses the PC14 provisions as they relate to the Residential Chapter and the QMs listed above;
- (d) provides an overview, analysis and evaluation of submissions and further submissions received on the Residential Chapter provisions and the QMs listed above; and
- (e) provides conclusions and recommendations.

2.1.13 In this s42A report I consider the issues raised and the relief sought in submissions and further submissions received by the Council in relation to the application of MDRS and Residential Zone application of Policy 3 (c) and (d), and the QMs for Sunlight Access, LPTAA, and Riccarton Bush Interface Area, along with relevant objectives, policies, rules, definitions as they apply to Chapter 14 – Residential – except sub-chapters 14.10 (Residential Small Settlement Zone) and 14.12 (Future Urban Zone). I then make recommendations on whether to accept or reject each submission and further submission point along with conclusions and recommendations for changes to PC14 provisions or maps relating to the application of MDRS and Residential Zone application of Policy 3 (c) and (d) and aforementioned QMs based on the assessment and evaluation contained in the report. Where appropriate, this report groups submission points that address the same provision or subject matter.

2.1.14 A summary of my recommendations as to acceptance, acceptance in part or rejection of the submissions and further submissions is included throughout this report with detail provided in **Appendix A – Table of Submissions with Recommendations and Reasons.**

[plan/changes-to-the-district-plan/proposed-changes-to- the-district-plan/pc14/](https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32/Plan-Change-14-HBC-NOTIFICATION-Section-32- Qualifying-Matters-Part-3-15-March.pdf)

⁷ Relevant qualifying matter s32 reports are available here: <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32/Plan-Change-14-HBC-NOTIFICATION-Section-32- Qualifying-Matters-Part-3-15-March.pdf>

⁸ Ibid.

⁹ Ibid.

2.1.15 As required by Section 32AA, a further evaluation of recommended changes (including reasonably practicable alternatives) to the amendments proposed in PC14 to the Residential Chapter has been undertaken and has been included throughout this report.

2.1.16 This report is intended to be read in conjunction with the following reports, documents, assessments, expert evidence and other material which I have used or relied upon in support of the opinions expressed in this report:

2.1.17 Ms Sarah Oliver's Section 42A Assessment Report: Part A – Strategic Overview, including:

- a. all statutory matters and instruments, background information and administrative matters pertaining to PC14 discussed in that report;
- b. the overview of the relevant District Plan Objectives and Policies as they relate to the Residential Chapter as discussed in that report;
- c. the overview of PC14 in particular as it relates to the Residential Chapter as discussed in that report;
- d. the section 42A report of Mr Lightbody (Commercial Centres);
- e. the s42A report of Mr Willis & Ms Gardiner (Central City building heights);
- f. the s42A report of Ms Gardiner (Central City urban form);
- g. the s42A report of Ms Hansbury (Landscaping & Tree Canopy);
- h. the s42A report of Ms Piper (Transport); and
- i. the s42A report of Mr Bayliss (Subdivision and FUZ).

2.1.18 the advice and recommendations of the following experts, as set out in their statements of evidence:

Residential chapter evidence:

- a. Mr David Hattam (CCC) – Urban design¹⁰
- b. Ms Hermione Blair (CCC) – Consenting framework¹¹
- c. Ms Ruth Allen (The Property Group) – High density feasibility
- d. Mr Tim Heath (Property Economics) – Economic evidence
- e. Mr Phil Osborne (Property Economics) - QMs
- f. Mr Mike Green (Meteorological Solutions) – Wind

Sunlight Access qualifying matter reports:

- a. Mr Ben Liley (NIWA) – Sunlight and climate
- b. Mr David Hattam (CCC) – Urban design

¹⁰ Please note that Mr Hattam also provides evidence in support of the Sunlight Access QM, as below.

¹¹ Please note that Ms Blair presents expert planning evidence to evaluate the functionality and leniency of the proposed residential consenting framework.

Riccarton Bush Interface qualifying matter reports:

- a. Dr Wendy Hoddinott (WSP) – Riccarton Bush interface

Low Public Transport Accessibility qualifying matter reports:

- a. Mr Chris Morahan (CCC) – Public Transport Accessibility
- b. Ms Michelle McDonald (CCC) – Wastewater and water supply
- c. Mr Brian Norton (CCC) – Stormwater

2.1.19 I have considered and assessed the following reports and documents in preparing this section 42A report:

- a. the following section 32 Reports including all statutory matters and instruments, background information and administrative matters pertaining to PC14, in particular the Residential zone proposals discussed in that report and all other matters relevant to the residential proposals discussed in those reports:
 - Part 3 – Residential;
 - Part 6 – Subdivision Development and Earthworks;
 - Part 7 – Tree Canopy Cover – Financial Contributions;
 - Part 2 – Qualifying Matters (Part 1); and
 - Part 1 – Overview and High Level District Issues.
- b. Submissions and further submissions related to the Residential Chapter within the scope of this report; and
- c. all other associated documentation related to PC14 prepared by the Council insofar as it relates to the Residential Chapter and the related QMs within the scope of this section 42A report.

2.1.20 The discussion and recommendations included in this report are intended to assist the IHP and submitters on PC14. Any conclusion and recommendations made in this report are my own and are not binding upon the IHP or the Council in any way. The IHP may choose to accept or reject any of the conclusions and recommendations in this report and may come to different conclusions and make different recommendations, based on the information and evidence provided to them by persons during the hearing.

2.1.21 The section 42A report prepared by Ms Sarah Oliver provides a summary of her understanding of the principles to be applied in determining whether submission points are within scope of a plan change. I have read, and agree with that summary. To assist the Panel, I have identified submission points that I consider fall, or potentially fall, outside of scope in section 8.2 of this report.

2.1.22 Reference should also be made to the following appendices attached to this report:

- a. **Appendix A** – Table of Submission Responses
- b. **Appendix B** – PC14 provisions consent testing (Urban Edge Planning)
- c. **Appendix C** – Recommended zoning changes around Commercial Centres
- d. **Appendix D** – MRZ-related zone requests and responses
- e. **Appendix E** – HRZ-related zone requests and responses
- f. **Appendix F** – Other zone requests and responses
- g. **Appendix G** – Mahaanui Kurataiao statement of Riccarton Bush cultural values
- h. **Appendix H** – Recommended LPTAA-related zoning changes
- i. **Appendix I** – Memorandum: Stormwater Infrastructure Constraints for PC14 (MDRS)

3 KEY ISSUES IN CONTENTION

- 3.1.1 Hundreds of submissions and further submissions were received on the provisions relating to the residential chapter (chapter 14).
- 3.1.2 I consider the following to be the key issues in contention for chapter 14:
 - a. application of MRZ (extent and provisions);
 - b. application of HRZ (extent and provisions);
 - c. management of boundary issues with respect to levels of intensification;
 - d. the level of enablement provided within the rule framework;
 - e. restrictions on MDRS through the application of city-wide qualifying matters (sunlight access and LPTAA);
 - f. restrictions on Policy 3 intensification through the Riccarton Bush interface QM; and
 - g. related provisions.
- 3.1.3 I address each of these key issues in this report, as well as other issues raised by submissions.

4 PROCEDURAL MATTERS

PROCEDURAL MATTERS

- 4.1.1 At the time of writing this report there has been a pre-hearing conference on 1 August 2023. There have not yet been any clause 8AA meetings or expert witness conferencing in relation to submissions on any Residential Chapter provisions within the scope of this report.

- 4.1.2 It is noted that many submissions relate to matters that will be addressed in other s42A reports. Where a submission point is included in the summary tables for the Residential Chapter but would be more suitable to assess under other reports, this has been noted in the relevant table. Likewise, if submission points have been addressed in the 'Strategic overview' s42A report (for example definitions), this has been noted.

5 BACKGROUND AND STATUTORY CONSIDERATIONS

THE RESOURCE MANAGEMENT ACT 1991

- 5.1.1 The 'Strategic Overview' section 42A report and the section 32 report(s) listed above provide a detailed overview of the key RMA matters to be considered by PC14 and will not be repeated in detail here.
- 5.1.2 In summary, PC14 has been prepared in accordance with the RMA and in particular, the requirements of:
- a. Section 74 Matters to be considered by territorial authority, and
 - b. Section 75 Contents of district plans; and
 - c. Section 76 District Rules.
- 5.1.3 As discussed in the 'Strategic Overview' section 42A report and the section 32 reports listed above the Housing Supply Amendment Act requires the Council to make changes to its operative District Plan for the purposes of:
- a. Incorporating MDRS into all relevant residential zones (s77G(1));
 - b. Implementing the urban intensification requirements of the NPS-UD (s77G(2)) and give effect to Policy 3 in non-residential zones (s77N); and
 - c. Including the objectives and policies in clause 6 to Schedule 3A of the RMA (s77G(5)).
- 5.1.4 The required plan changes and variations must be undertaken using an IPI in accordance with sections 80E to 80H of the RMA. Councils must use the ISPP set out in Part 6 of Schedule 1 of the RMA.
- 5.1.5 The primary focus of PC14 is to achieve the above requirements of the RMA as amended by the Housing Supply Amendment Act.
- 5.1.6 As set out in the 'Strategic Overview' section 42A report and the section 32 reports listed above there are a number of higher order planning documents and strategic plans that provide direction and guidance for the preparation and content of PC14. This report includes a comprehensive assessment of the PC14 Residential Chapter (Chapter 14) (except sub-chapters 14.10 (Residential Small Settlement Zone) and 14.12 (Future Urban Zone) provisions and related QMs in relation to

these documents and plans and all statutory considerations in so far as they relate to the Residential Chapter (within the scope of this report) provisions and related QMs.

SECTION 32AA

5.1.7 As noted above I have undertaken an evaluation of the recommended amendments to the Residential Chapter (except sub-chapters 14.10 (Residential Small Settlement Zone) and 14.12 (Future Urban Zone)) since the initial section 32 evaluation(s) was/were undertaken in accordance with s32AA. Section 32AA states:

32AA Requirements for undertaking and publishing further evaluations

- (1) A further evaluation required under this Act—
 - (a) is required only for any changes that have been made to, or are proposed for, the proposal since the evaluation report for the proposal was completed (the **changes**); and
 - (b) must be undertaken in accordance with section 32(1) to (4); and
 - (c) must, despite paragraph (b) and section 32(1)(c), be undertaken at a level of detail that corresponds to the scale and significance of the changes; and
 - (d) must—
 - (i) be published in an evaluation report that is made available for public inspection at the same time as the approved proposal (in the case of a national policy statement or a New Zealand coastal policy statement or a national planning standard), or the decision on the proposal, is notified; or
 - (ii) be referred to in the decision-making record in sufficient detail to demonstrate that the further evaluation was undertaken in accordance with this section.
- (2) To avoid doubt, an evaluation report does not have to be prepared if a further evaluation is undertaken in accordance with subsection (1)(d)(ii).
- (3) In this section, **proposal** means a proposed statement, national planning standard, plan, or change for which a further evaluation must be undertaken under this Act.

Section 32AA: inserted, on 3 December 2013, for all purposes, by section 70 of the Resource Management Amendment Act 2013 (2013 No 63).

Section 32AA(1)(d)(i): amended, on 19 April 2017, by section 15(1)(a) of the Resource Legislation Amendment Act 2017 (2017 No 15).

Section 32AA(1)(d)(i): amended, on 19 April 2017, by section 15(1)(b) of the Resource Legislation Amendment Act 2017 (2017 No 15).

Section 32AA(3): amended, on 19 April 2017, by section 15(2) of the Resource Legislation Amendment Act 2017 (2017 No 15).

- 5.1.8 The required section 32AA evaluations for changes I have proposed as a result of consideration of submissions are contained within the assessments provided in relation to submissions on the Chapter 14 – Residential – except sub-chapters 14.10 (Residential Small Settlement Zone) and 14.12 (Future Urban Zone), and in relation to the Sunlight Access qualifying matter, Low Public Transport Access qualifying matter, and Riccarton Bush Interface qualifying matter. These evaluations are provided at the relevant sections of this s42A report, as required by s32AA(1)(d)(ii).
- 5.1.9 The Section 32AA evaluations contain a level of detail that corresponds to the scale and significance of the anticipated effects of the changes that have been made. Recommendations on editorial, minor, and consequential changes that improve the effectiveness of provisions without changing the policy approach are not re-evaluated. No re-evaluation has been undertaken if the amendments have not altered the policy approach.
- 5.1.10 For changes that represent a significant departure from the PC14 Chapter 14 – Residential (except sub-chapters 14.10 (Residential Small Settlement Zone) and 14.12 (Future Urban Zone)) provisions as notified as notified, I have undertaken the s32AA evaluation within the report in the same location as a recommendation.

TRADE COMPETITION

- 5.1.11 Trade competition is not considered relevant to the Residential Chapter.
- 5.1.12 There are no known trade competition issues raised within the submissions.

CHRISTCHURCH DISTRICT PLAN

- 5.1.13 The relevant District Plan provisions also need to be considered in preparing a plan change and considering any submissions on the change. The section 32 report 'Part 3 – Residential' contains an evaluation of PC14 including provisions concerning the Chapter 14 – Residential) except sub-chapters 14.10 (Residential Small Settlement Zone) and 14.12 (Future Urban Zone)) against the relevant District Plan objectives and policies. I generally agree with the assessment carried out.
- 5.1.14 Within the urban environment, the Plan defines seven different residential zones. Of the relevant residential zones considered as part of PC14, these are, in order of density (least to most):

Zone	Proportional make-up (%)	General location/use within urban environment
Residential hills (RH)	10%	Exclusively located on northern and eastern slopes of the Port Hills.
Residential suburban (RS)	58%	Established residential areas, mostly distant from larger commercial centres.
Residential Banks Peninsula (RBP) [Lyttelton Township]	1.3%	Sloped residential enclave immediately adjacent to the Lyttelton Port.
Residential suburban density transition (RSDT)	7.2%	Established residential areas that mostly lie between medium and suburban density areas.
Residential new neighbourhood (RNN)	14.7%	Greenfield areas mostly with outline development plans for future development, or undergoing development.
Residential medium density (RMD)	8%	Denser residential areas surrounding the city centre and other larger commercial centres.
Residential city centre (RCC)	0.8%	Higher density central city living within the four Avenues: Bealey, Fitzgerald, Moorhouse, and Deans.

5.1.15 While PC14 seeks to make amendments to the Residential Large Lot Zone, this is not a relevant residential zone under s2 of the Act¹² and is therefore not required to incorporate the MDRS (per s77G). These changes are instead proposed to better address National Planning Standards and provide clarity to the Plan user¹³; no changes are proposed to provisions themselves.

5.1.16 An eighth zone, known as ‘Residential guest accommodation zone’ is also defined as a residential zone and is therefore relevant to PC14, but only within Policy 3 settings as this does not meet the definition of a relevant residential zone under section 2 of the Act.

5.1.17 Table 14.2.1.1a under Policy 14.2.1.1 – Housing distribution and density – provides zone descriptions for each of the aforementioned zones. The policy describes set densities for three of these residential zones as follows:

- a. 14.2.1.1.a.ii – RCC: ...*achieve an average net density of at least 50 households per hectare...*

¹² Please refer to s42A reporting by Ms Oliver on relevant residential zone scope and urban environment scope.

¹³ Please refer to Issue 5 in the Residential s32 Report for commentary on this (from page 79).

- b. 14.2.1.1.a.iii – RMD ['medium density residential development in and near identified commercial centres']: *...achieve an average net density of at least 30 households per hectare...*
- c. 14.2.1.1.a.iv – RNN ['residential density development in greenfield neighbourhoods']: *...achieve an average net density of at least 15 households per hectare...*

5.1.18 While sub-policies 14.2.1.1.a.iii and 14.2.1.1.a.iv do not make reference to zones, zones described are inferred based on their zone description and location. RSDT could also be seen to be captured within the description used in 14.2.1.1.a.iii.

5.1.19 This policy direction is achieved through a variety of means within each zone framework. Firstly, building heights are enabled as followed:

Zone	Building height	Site density / number of units
Residential hills (RH)	8m building height (circa 2 storey) 5.5m and single storey for minor residential units	One residential unit ¹⁴ on 650m ² and minor residential unit permissible when between 35-80m ² .
Residential suburban (RS)	8m building height (circa 2 storey) 5.5m and single storey for minor residential units	One residential unit ¹⁵ on 450m ² and minor residential unit permissible when between 35-80m ² .
Residential Banks Peninsula (RBP) [Lyttelton Township]	7m building height (circa 2 storey) 5.5m and single storey for minor residential units	One residential unit on 400m ² and minor residential unit permissible on 450m ² sites when between 35-80m ² .
Residential suburban density transition (RSDT)	8m building height (circa 2 storey)	One residential unit on 330m ² and minor residential unit permissible when between 35-80m ² , with four

¹⁴ No minimum net site area for social housing complexes, multi-unit residential complexes (two or more residential units where the group is either held under one title or unit titles under the Unit Titles Act 2010 with a body corporate), older person's housing units, or retirement villages. There are also site or area specific controls that prescribe more restrictive densities or maximum number of allotments.

¹⁵ No minimum net site area for social housing complexes, multi-unit residential complexes (two or more residential units where the group is either held under one title or unit titles under the Unit Titles Act 2010 with a body corporate), older person's housing units, or retirement villages.

	5.5m and single storey for minor residential units	residential units permitted per site.
Residential new neighbourhood (RNN)	8m building height, or for specific purposes or locations between 9-13m provided [14.12.2.1] (circa 2 storey and 2-4 storey)	Minimum 300m ² except that: corner allotments should be ≤400m ² ; and 20% of allotments in the subdivision may be 180-299m ² . Required to achieve a minimum of 15 household per hectare.
Residential medium density (RMD)	11m building height, maximum of 3 storeys, except within specific overlays ¹⁶	No minimum site density requirements.
Residential city centre (RCC)	11m or 14m building heights are provided for (circa 3-4 storeys)	No minimum site density requirements; no less than 1 unit per 200m ² .

5.1.20 Overall, the most intensive RCC provides for up to four storeys and the least intensive provide for two storeys, localised exemptions excluded. Only two of the seven residential zones do not set a minimum site density. Zoning is dominated by lower density zones, with over 90% of residential areas being zoned for suburban density, with only RMD and RCC able to be classified as being representative of medium or higher density. Together, this shows the limited variation (two storeys) that exists across the spectrum of residential zones. However, noting that there are some key areas where increased heights beyond this are possible, being: Deans Avenue; Carlton Mill Road; and Central New Brighton.

5.1.21 Residential zones can be seen to correspond largely with a ‘centres-based approach’ whereby greater densities are provided around commercial centres. Outside of the city centre, the centres already enabled with a medium density response include:

- a. Linwood

¹⁶ There are a few overlays for specific locations including:

- 8m - Lower Height Limit Overlay at Central Riccarton
- 9.5m - Sumner Residential Medium Density Zone
- 13m - Sumner Master plan Overlay, on the two prominent corners
- 14m – St Albans in the Commercial Local Zone
- 20m – Higher height limit overlay at Deans Ave
- 30m – Higher height limit overlay at Carlton Mill Road
- 14m – Higher height limit overlay at North Beach
- 20m – Higher height limit overlay at Central New Brighton
- 11m – Salvation Army Addington Overlay

- b. Shirley
- c. All Residential Medium Density Height Limit Overlays (other than at Carlton Mill Road) shall not exceed 5 storeys.
- d. Richmond
- e. New Brighton
- f. Sumner
- g. Woolston
- h. Sydenham
- i. Addington
- j. Hornby
- k. Riccarton
- l. Papanui
- m. Bishopdale

5.1.22 Compared with the existing Plan, under PC14 the following centres are intensified to medium density or greater:

- a. Church Corner
- b. Barrington
- c. North Halswell*
- d. Northwood (Belfast)*
- e. Prestons*

* Note that within these centres some medium density is already possible through the underlying RNN zone, which allows 20% of allotments in the subdivision may be 180-299m² and provides options for comprehensive residential development.

5.1.23 The following provides an overview of how the Plan aligns with Policy 1 – well-functioning urban environments – of the NPS-UD:

Policy 1 sub-points	Operative Plan alignment
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<p><i>(a) have or enable a variety of homes that:</i></p> <p><i>(i) meet the needs, in terms of type, price, and location, of different households; and</i></p> <p><i>(i) enable Māori to express their cultural traditions and norms; and</i></p>	<p>Residential zones are heavily dominated by lower residential densities, largely as a result of the spread of the urban area, but do provide for greater variation in specific locations. Despite this mono approach to residential zones, the market has delivered a density within medium density areas greater than what the Replacement Plan had anticipated. The number of people on the housing register has increased 285% between 2017 and 2022¹⁷. The QV House Price Index¹⁸ shows that, while average prices remained relatively steady prior to 2021 at around \$500,000, prices drastically increased by \$300,000 into mid-2022, now declining</p>
<hr/>	<p>to an average price of about \$730,000 (June 2023). However, despite this increase, Christchurch City continues to have the lowest average house price in comparison with the other large Tier 1 cities¹⁹. Zones do not provide specifically papakāinga or similar, but a separate Papakāinga/Kāinga Nohoanga Zone has been established, which lies outside of the urban environment. Lastly, according to the 2018 Census, only 30% of Māori in Christchurch own a home²⁰.</p>
<p><i>(b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and</i></p>	<p><i>Not applicable to residential assessment.</i></p>

¹⁷ MSD, as referenced by Ministry of Housing and Urban Development (2023). *Local Housing Statistics Dashboard*. Retrieved at: <https://www.hud.govt.nz/stats-and-insights/local-housing-statistics/key-data/>

¹⁸QV House Price Index. Information relative to Christchurch City, retrieved from <https://www.qv.co.nz/price-index/>

¹⁹Being: Wellington; Hamilton; Tauranga; and Auckland, at a price of about \$727,000, second only to Hamilton City at about \$779,000 (June, 2023).

²⁰ Stats NZ Census, as referenced by Ministry of Housing and Urban Development (2023). *Local Housing Statistics Dashboard*. Retrieved at: <https://www.hud.govt.nz/stats-and-insights/local-housing-statistics/key-data/>

<p><i>(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and</i></p>	<p>The majority of larger commercial centres do have higher density residential zones in their surrounds, with no minimum site density. Centres are well connected to core public transport routes, with good integration of active transport routes, such as Major Cycle Routes. Open space is well integrated throughout residential zones, Christchurch having the highest public open space per person in New Zealand²¹.</p>
<p><i>(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and</i></p>	<p>The Plan is able to ensure that sufficient supply of residential land is made available. The latest Housing Capacity Assessment²² demonstrated that there was a surplus of over 60,000 residential units over a 30-year period. Consenting data over recent years shows a year-on-year increase in the number of multi-unit developments, indicative of a proactive housing development market.</p>
<p><i>(e) support reductions in greenhouse gas emissions; and</i></p>	<p>Providing the greatest density closest to centres supports reduced greenhouse gas emissions by increasing the propensity to walk, cycle, or use public transport. However, the dominance and spread of suburban areas is an inefficient use of finite urban land and leaves approximately over a third of residential areas greater than a 10-minute walk to core public transport, increasing the propensity and use of private motor vehicles.</p>

²¹ Parliamentary commissioner for the environment, 2023. *Are we building harder, hotter cities? The vital importance of urban green spaces.* Retrieved from: <https://pce.parliament.nz/publications/are-we-building-harder-hotter-cities-the-vital-importance-of-urban-green-spaces/>

²² 2021 Housing Capacity Assessment (HCA) available at <https://greaterchristchurch.org.nz/new/hca>

<p><i>(f) are resilient to the likely current and future effects of climate change.</i></p>	<p>Whilst natural hazard areas are identified throughout the Plan, a number of areas have not adequately considered areas subject to coastal inundation as a result of climate change. This includes centres of New Brighton, Ferrymead, Sumner, their surrounds and residential land between centres, specifically in relation to coastal hazards. The inclusion of coastal hazard provisions was attempted as part of the Replacement District Plan process but was considered too complex at that time. The latest hazard information was however included on LIMs in late 2022 and hazards are now sought to be included as a QM in PC14²³.</p>
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5.1.24 In conclusion, I consider that the Plan’s current alignment with Policy 1 of the NPS-UD is mixed. Positive factors include: the decisions made to intensify around commercial centres; the relative success of zone densities being achieved (noting, however, that enabling density provisions under the District Plan have been taken advantage of by the market, beyond the densities anticipated), increasing accessibility and housing choice and some supporting emissions reductions; and the overall high degree of housing sufficiency. Areas for improvement include: a lack of housing variety across the residential zoning spectrum (lower density dominant); no specific controls for greater provision of Māori housing needs (beyond the Papakāinga/Kāinga Nohoanga Zone); lower, dislocated, density areas increase the propensity of increased emissions; and a number of residential communities are located within areas vulnerable to the effects of climate change, such as sea level rise (acknowledging that flood management areas do go some way to assisting with this issue and that the Council has sought and will continue to seek to include coastal hazard provisions in the Plan).

5.1.25 The following changes I consider are necessary to achieve better alignment with Policy 1 of the NPS-UD:

1. Greater enablement of different residential densities:
 - a. whilst some level of intensification is provided for around centres, single storey development still accounts for a large proportion. Although perhaps at least in part due to market demand, there needs to be greater distinction between zones to ensure that a variety of homes at different price points and different stages of life become available in the market in order to achieve better alignment with the NPS-UD; and
 - b. provisions should provide for more enabling controls to incentivise development within and around key commercial centres.

²³ See section 3.3 of the Residential s32 report.

2. Flexibility within the residential framework:
 - a. Rules need to be more lenient at a site level to make the most efficient use of serviceable urban residential land; and
 - b. Flexibility provides for greater land use options and redevelopment and in-fill opportunities to better give effect to a denser urban form.
3. Retention of current residential boundaries:
 - a. This focuses development on areas with the greatest accessibility and outside of highly productive soils. This approach supports the reduction in greenhouse gas emissions, and forces the housing market to innovate and provide for a variety of housing choice.
4. Disincentivise development within vulnerable or poorly accessible areas:
 - a. Housing intensification should not be progressed within areas of hazards that will be exacerbated due to the future effects of climate change; and
 - b. places unlikely to see greater levels of accessibility to services or public transport into the future should only be developed to a comparatively lesser density than around commercial centres. Not doing so is unlikely to support the reduction in greenhouse gas emissions and lessen the uptake of housing intensification where benefits are the greatest.

5.1.26 There are a number of objectives and policies in the Plan that encourage increasing density of residential development. However, there are currently none applying specifically to MDRS or the NPS-UD or, as a consequence, the MRZ and the HRZ. Therefore PC14 proposes a new and amended objective and policy, which are assessed in the Section 32 reports prepared for PC14 in terms of their consistency with the relevant strategic directions set out in Chapter 3 of the District Plan, and appropriateness in achieving the Part 2 of the Act.²⁴

5.1.27 The residential s32 evaluation report²⁵ highlights how many of the operative Plan objectives, policies, and/or provisions are considered redundant or do not go far enough in achieving the outcomes prescribed through the MDRS. Reasons for this include:

- a. Descriptions of specific heights and densities – to align with the building heights directed by MDRS, the NPS-UD, and descriptions through the National Planning Standards;
- b. Policy settings that direct medium density around specific centres only – to reflect that MDRS must be applied across all relevant residential zones;
- c. Policies intended to enable social housing or older persons' housing – being superfluous under MDRS;
- d. Outdated earthquake recovery policies or provisions; and
- e. Character and amenity outcomes prescribed for various residential zones.

²⁴ See Section 3.3. of the Residential s32 report.

²⁵ See Section 5.3 of the Residential s32 report.

5.1.28 Section 3.3 of the residential s32 report provides a detailed overview of the proposed changes to residential objectives, policies, rules, standards, and definitions. Reference should be made to this section and is not repeated here, however a short summary overview of the concluding notified objective and policies framework is provided below:

Objective	Related Policy
<p>14.2.1 – Housing supply [operative - modified]</p> <ul style="list-style-type: none"> • <i>Links to updated Strategic Directions.</i> • <i>Further modified to reflect changing needs, as per NPS-UD and MDRS objectives and policies.</i> 	<p>14.2.1.1 – Housing distribution and density [operative – modified]</p> <ul style="list-style-type: none"> • <i>Outlines the various residential zones and links to table with zone descriptions, updated to add MRZ and HRZ, using National Planning Standards definitions.</i> • <i>Updated to reflect changes in density and their location.</i> <p>Policies 14.2.1.2 to 14.2.1.9 are either struck out due to conflicts with the intensification (14.2.1.2 and 14.2.1.3) or are largely retained as per operative.</p>
<p>14.2.2 – Short term residential recovery needs [operative – unchanged]</p>	<p>Associated operative policies 14.2.2.1 to 14.2.2.4 are maintained.</p>
<p>14.2.3 – MDRS Objective 2</p> <ul style="list-style-type: none"> • <i>Inserted as per Schedule 3A of the Act.</i> 	<p>Associated MDRS policies 1-5 added as per Schedule 3A of the Act as 14.2.3.1 to 14.2.3.5.</p>

Objective	Related Policy
<p>14.2.3.6 – Framework for building heights in medium and high density areas [newly proposed]</p> <ul style="list-style-type: none"> • <i>Intended to capture 10-storey area around the City Centre Zone (CCZ), being greater than HRZ sets.</i> <p>14.2.3.7 – Management of increased building heights [newly proposed]</p> <ul style="list-style-type: none"> • <i>Response to restricted discretionary activity (RDA) activity status limit that MDRS and the NPS-UD introduces.</i> • <i>Focuses on alignment with intended outcomes of the above.</i> <p>14.2.3.8 – Firefighting water capacity [newly proposed]</p> <ul style="list-style-type: none"> • <i>Provided in response to operative provisions contained within residential framework and the limited activity status response possible under MDRS (i.e. RDA). Gives effect to strategic objective 3.3.13.</i> 	
<p>14.2.4 – Strategic Infrastructure [operative – unchanged, save for numbering update]</p>	<p>14.2.4.1 – Avoidance of adverse effects on strategic infrastructure [operative – unchanged, save for numbering update]</p>
<p>14.2.5 – High quality residential environments [operative - modified]</p> <ul style="list-style-type: none"> • <i>Modified to reflect changing needs, as per NPS-UD and MDRS objectives and policies.</i> 	<p>14.2.5.1– Neighbourhood character, amenity and safety [operative - modified]</p> <ul style="list-style-type: none"> • <i>Significantly modified to align with new intensification direction.</i> • <i>Changes made to align with matters of discretion for scale and height non-compliances.</i> <p>14.2.5.2 – High quality, medium density residential development [operative - modified]</p> <ul style="list-style-type: none"> • <i>Slight modification to reflect changing needs, as per NPS-UD and MDRS objectives and policies.</i> <p>14.2.5.3 – Quality large scale developments [newly proposed]</p>

Objective	Related Policy
<ul style="list-style-type: none"> • <i>Designed to set how scale comprehensive development should be managed, given its enablement through MDRS.</i> • <i>Aligns with Residential Design Principles in matters of discretion.</i> <p>14.2.5.4 – On-site waste and recycling storage [newly proposed]</p> <ul style="list-style-type: none"> • <i>Introduced to highlight the importance of the provision of these facilities so they can be included within development design. Given effect to by standards for waste management and internal storage.</i> <p>14.2.5.5 – Assessment of wind effects [newly proposed]</p> <ul style="list-style-type: none"> • <i>Introduced to support new standards for wind assessments required for high density housing.</i> <p>14.2.5.6 – Character of low density areas²⁶ [operative - modified]</p> <ul style="list-style-type: none"> • <i>Medium density element removed to better align with MDRS outcomes.</i> <p>Policies 14.2.5.7 to 14.2.5.10 are operative and unchanged, save for numbering updates.</p> <p>14.2.5.11 – Managing site-specific Residential Large Lot development [newly proposed]</p> <ul style="list-style-type: none"> • <i>Introduced in recognition of the re-housing undertaken to better manage the Rural Hamlet area, Redmund Spur area, and 86 Bridal Path Road area, in accordance with National Planning Standards.</i> • <i>The change is required as a consequence of the introduction of the MDRS to other residential zones and the need to avoid confusion with the application of MDRS in these other residential zones. Sites in these areas are considered not to</i> 	

²⁶ Please refer to s42A reporting by Ms White on Character Areas.

Objective	Related Policy
	<p><i>exist within a relevant residential zone (when viewed collectively) and changes have been made to better align with the operative framework for similar sites.</i></p>
<p>14.2.6 – Medium density residential zone [newly proposed]</p> <ul style="list-style-type: none"> • <i>Provides zone objective statement in accordance with National Planning Standards.</i> • <i>The objective is needed as MDRS applies across all relevant residential zones.</i> 	<p>14.2.6.1 – MDRS Policy 1 [newly proposed]</p> <ul style="list-style-type: none"> • <i>Inserted in accordance with Schedule 3A of the Act.</i> <p>14.2.6.2 – Local Centre Intensification Precinct [newly proposed]</p> <ul style="list-style-type: none"> • <i>Sets the intended direction for levels of intensification around relevant commercial centres, in accordance with Policy 3(d) of the NPS-UD.</i>
<p>14.2.7 – High density residential zone [newly proposed]</p> <ul style="list-style-type: none"> • <i>Provides zone objective statement in accordance with National Planning Standards.</i> • <i>Provides link to Policy 3 outcomes in the NPS-UD.</i> 	<p>14.2.7.1 – Provide for a high density urban form [newly proposed]</p> <ul style="list-style-type: none"> • <i>Details where higher density development would be enabled, applying the principles of Policy 1 of the NPS-UD.</i> <p>14.2.7.2 – High density location [newly proposed]</p> <ul style="list-style-type: none"> • <i>Describes the specific centre types that are intended to have a high density response, in accordance with Policy 3 (c) and (d) of the NPS-UD.</i> <p>14.2.7.3 – Heights in areas surrounding the central city [newly proposed]</p> <ul style="list-style-type: none"> • <i>Provides explicit direction for where greater, 10-storey, building heights would be enabled, in accordance with Policies 3(c) and 1 of the NPS-UD.</i> <p>14.2.7.4 – Large Local Centre Intensification Precinct [newly proposed]</p> <ul style="list-style-type: none"> • <i>Describes the types of commercial centres where greater building heights would be enabled, in accordance with Policy 3(d) of the NPS-UD, linking this to the Precinct proposed to manage suitable building heights.</i>

Objective	Related Policy
	<p>14.2.7.5 – High Density Residential Precinct [newly proposed]</p> <ul style="list-style-type: none"> <i>Describes the cascading approach to enabled heights around the city centre under Policy 3(c) of the NPS-UD and how a Precinct would be used to denote the six-storey extent.</i>
<p>14.2.8 – Future Urban Zone [operative - modified]</p> <ul style="list-style-type: none"> <i>Name modified to reflect application of National Planning Standards</i> 	<p>Policies 14.2.8.1 to 14.2.8.9 are operative and are maintained, save for numbering changes and deletion of a sub-point to 14.2.8.3 that is redundant since its direction was already addressed in the preamble. Please refer to s42A reporting from Mr Bayliss regarding Future Urban Zone for further detail on this change.</p>
<p>14.2.9 – Non-residential activities [operative – unchanged, save for numbering update]</p>	<p>Policies 14.2.9.1 to 14.2.9.8 are operative and are maintained, save for numbering changes.</p>
<p>14.2.10 – Redevelopment of brownfield sites [operative – unchanged, save for numbering update]</p>	<p>Policy 14.2.10.1 is the only policy, which is operative and has not been changed, save for numbering changes.</p>
<p>14.2.11 – Visitor Accommodation in Residential Zones [operative – unchanged, save for numbering update]</p>	<p>Policies 14.2.11.1 to 14.2.11.4 are operative and are maintained, save for numbering changes.</p>
<p>14.2.12 – Compatibility with Industrial activities [newly proposed]</p> <ul style="list-style-type: none"> <i>Introduced to respond to new Industrial Interface Qualifying Matter. Please refer to reporting from Ms Ratka.</i> 	<p>14.2.12.1 – Managing effects on industrial activities [newly proposed]</p> <ul style="list-style-type: none"> Links to new objective. Please refer to reporting from Ms Ratka for further detail on this change.

5.1.29 Lastly, section 14.3 – How to interpret and apply the rules – has also proposed to be updated to reflect changes to residential zones and to update the link to various overlays and newly introduced qualifying matters. Subpoint 14.3.f has been specifically introduced to make an explicit link to proposed sub-chapter 6.1A, which acts as a directory to Plan users for which controls are treated as qualifying matters.

6 PLAN CHANGE 14 – RESIDENTIAL PROPOSAL

OVERVIEW

- 6.1.1 A number of matters relevant to the MRZ and HRZ provisions and approaches in PC14 will be discussed in sections under the below topic headings. This has been provided to assist the Panel in understanding some of the issues raised in submissions regarding the application of MDRS and Policy 3 of the NPS-UD.
- a. Overview of key s32 matters (in this section)
 - b. Scope of residential changes under the IPI
 - c. Intensification around the central city – Policy 3(c)
 - d. Intensification around commercial centres – Policy 3(d)
 - e. Residential zoning requests
- 6.1.2 These issues have been considered by the Council in the Section 32 evaluation(s) attached to the PC14. This report only provides a summary of the relevant information and focuses on outstanding matters and issues. Matters raised in submissions will be discussed in section 9 below. Where further amendments to the Residential Chapter provisions proposed by PC14 are recommended, I have specifically considered the obligations arising under s32AA (refer to section 12).
- 6.1.3 Part 3 of the s32 evaluation report (residential) provides a detailed overview of the PC14 proposal. Of particular relevance are the following sections:
- a. Section 2.1 – assessment of relevant Plans, documents, objectives, and policies
 - b. Section 3.1 – description of applicable operative objectives and policies
 - c. Section 3.3 – description of scope and changes proposed
- 6.1.4 I provide a short summary of the notified proposal below.
- 6.1.5 Fundamental to the residential proposal is giving effect to s77G of the Act to apply both MDRS and Policy 3 of the NPS-UD. As detailed in the Residential s32 report (see Issues 2 and 3), for notification, Council determined that only subparts (c)(ii) – edge of city centre – and (d) – adjacent to specific commercial centres – of Policy 3 were applicable to the residential proposal (as there are no existing or planned rapid transit stops (at this time) and no metropolitan centre zones in Christchurch)²⁷.
- 6.1.6 Through applying the requirements of the Act, MDRS will become the ‘baseline’ for all relevant residential zones (as defined in s2 of the RMA) within the urban environment. This has a number of implications, most notably:
- a. By virtue of s77G(1), MDRS sought to apply to all relevant residential zones in the IPI and

²⁷ Please refer to s42A reporting by Mr Lightbody regarding commercial centres.

are therefore considered to be the minimum of what is enabled – operative residential provisions no longer apply for the purposes of evaluation and application of proposed provisions; and

- b. Building heights enabled through MDRS at a total of 12m (including associated density standards) set the baseline of consideration when applying elements of Policy 3 that require either ‘at least six storeys’ or a ‘commensurate’ degree of intensification of ‘building heights and densities’; and
- c. The National Planning Standard definitions and zones must apply when enacting the MDRS direction.

6.1.7 The notified proposal seeks to introduce MDRS across the relevant residential zones previously described, including areas where Policy 3 applies, except in particular circumstances where QMs apply. The effect of this is that all relevant residential zones where QMs do not apply are either rezoned MRZ or HRZ, giving effect to the National Planning Standards direction of both MDRS and the NPS-UD. To achieve this, the operative RMD sub-chapter has been used as the basis for MRZ and operative RCC sub-chapter used as the basis for HRZ.

6.1.8 In doing so, density standards have been proposed to be more lenient (in accordance with s77H of the RMA) where appropriate and where applying additional direction from the NPS-UD. Reference is made to paragraph 3.3.7 of the residential section 32 evaluation report for a detailed overview of proposed provisions and their reasoning.

6.1.9 Expert evidence provided by Ms Blair provides an overview of the notified framework.

6.1.10 I also acknowledge the importance of the Sunlight Access QM and other important QMs, like the Riccarton Bush Interface and LPTAA which are detailed further below. The Sunlight Access QM is of particular relevance as it has been proposed across all areas where MDRS would apply, thereby delaying the MDRS taking legal effect (due to s86BA(1)(c)(ii)).

6.1.11 By MDRS setting the enabled maximum building height of 12m²⁸ across urban residential areas, the range of available responses around centres that may be appropriate is somewhat fixed as a consequence of the prescriptive expectations that the NPS-UD sets for a suitable response to central city heights of ‘at least six storeys’. This means that, if it is considered that a suitable central city response should be limited to just six storeys, then the commensurate response for other centres under Policy 3(d) is limited to between three to six storeys.

6.1.12 To summarise, the ‘height response’ as notified in PC14 is as follows:

Centre Type	Location	Extent	Enabled Height
Neighbourhood Centre & ‘Small’ Local Centres	Addington; Fendalton; Edgware; Parklands; Woolston; St Martins, <i>etc.</i>	Centre only	MDRS – 12m
‘Medium’ Local Centre	Bishopdale; Barrington; Prestons; Belfast*	200m	14m – four storeys
‘Large’ Local Centre	Merivale; Sydenham; Church Corner	400m	20m – six storeys
Town Centre	Linwood; North Halswell; Shirley	400m	20m – six storeys
‘Large’ Town Centre	Riccarton; Hornby; Papanui	600m	20m – six storeys & 22m in Commercial
City Centre	Currently CCBZ	1.2km+	32m in immediate surrounds (10-storeys), then 20m thereafter (six storeys)

²⁸Maximum height of 11m plus the additional 1m allowed for up to 50% of the roofline per clause 11 of Schedule 3A.

* For the Belfast centre, consent has been granted to develop the majority of the land south of Radcliffe Road for a retirement village, which would significantly diminish the viability of the centre and ability for it to respond to the intended outcomes of a town centre zone. A lesser commensurate response was therefore considered appropriate.

6.1.13 The resultant change in zoning is extensive, effectively replacing suburban zones with medium density zones, proportionately – with suburban zoning dropping in size by over half, medium density seeing a five-fold increase, and high density having about a ten-fold increase as a proportion of residential zoning:

Overview of proportional zone make-up			
Zone category	Operative Plan	PC14 notified	Change
Suburban	76.5%	29.9%	-60.9%
Medium Density	8.0%	54.3%	+578.7%
High Density	0.8%	8.7%	+977.6%
Greenfield	14.7%	7.1%	-51.7%

6.1.14 In the above, 'suburban' is inclusive of: RS, RSDT, RH, RBP; 'medium density' is inclusive of: RMD and MRZ; 'high density' is inclusive of: RCC and HRZ; and 'greenfield' is inclusive of: RNN and FUZ.²⁹²⁷

6.1.15 In addition to implementing MDRS and some select more lenient MDRS density standards, the residential component of PC14 also seeks to introduce 'related provisions' that support or are consequential on the MDRS or Policy 3 under s80E(1)(b)(iii), in the form of a number of additional definitions (primarily National Planning Standard definitions) and subdivision controls to give effect to clauses 3, 4, 7, 8, and 9 of Schedule 3A. Reference is made to the s32 evaluation report on subdivision and the s42A report by Mr Bayliss.

6.1.16 The (theoretical) 'full development scenario', is discussed in the s42A report by Ms Oliver and how this has been nuanced through the application of QMs. The overall concluding full development scenario of the plan change is captured in the s42A report by Ms Oliver and the evidence of Mr Scallan.

6.1.17 The s32 report outlines five key issues, as follows:

- a. Issue 1 – General application of MDRS to the operative Plan
- b. Issue 2 – Residential intensification response around City Centre Zone – Policy 3(c) of the NPS-UD
- c. Issue 3 – Suburban commercial centres – Policy 3(d)
- d. Issue 4 – Enabling residential intensification whilst providing for high quality residential environments
- e. Issue 5 – recognising operative density overlay in the District Plan through the IPI

6.1.18 I broadly support the issues that have been identified and how the evaluation report has detailed and considered each of these issues. However, I provide the following additional commentary on issues in response to submissions raised on relevant issues.

²⁹ It is acknowledged that some heights enabled under RCC are lesser than those enabled through MDRS / MRZ.

SCOPE OF RESIDENTIAL CHANGES UNDER THE IPI

- 6.1.19 One notable feature of PC14 is that it reflects the different 'degree of influence' of the MDRS and Policy 3 provided in the NPS-UD and Housing Supply Amendment Act. That is, the intensification direction of MDRS applies to all 'relevant residential zones'; whereas Policy 3's 'intensification catchment' beyond each defined centre is universal – it does not apply to any specific zone. This is elaborated on further below.
- 6.1.20 Under Policy 3, only the zones or facilities from which catchments should extend outward are defined, namely commercial centres and rapid transit stops. Catchments are defined as being either "at least a walkable catchment" (Policy 3(c)) from city and metropolitan centres (and existing or planned rapid transit stops, but not applicable to the Christchurch context), or as those "adjacent to neighbourhood centre zones, local centre zones, and town centre zones" to an extent that is "commensurate with the level of community activity and community services" relative to each centre.
- 6.1.21 The National Planning Standards play a role in each of these circumstances, as these are incorporated via clause 1.4(3) of the NPS-UD. This is the same for MDRS, as per clause 1(3) of Schedule 3A to the Act. This means that for Plans yet to incorporate the National Planning Standards (like Christchurch) an equivalence exercise is needed to assess the hierarchy of commercial centres as defined in those Standards. This exercise has been completed and has been included as Appendix 2 to the Commercial s32 Evaluation Report. I also refer to the s42A report from Mr Lightbody for further discussion on this matter and adopt his conclusions.
- 6.1.22 Neither Policy 3(c) or (d), however, further limit the zones within which an intensification response around the aforementioned centres is necessary; Policy 3(c) simply requires that "building heights of at least six storeys" should be enabled within applicable catchments, and for Policy 3(d) "building heights and density of urban form" should be intensified. It could perhaps be argued for (d) that this is limited to areas "of urban form", but the NPS-UD only applies within the urban environment as well, so in my view this does not limit the zones to which Policy 3 applies. Ms Oliver's s42A report discusses the term 'urban environment' and its extent.
- 6.1.23 The only real flexibility appears to be either: the amount of building height or density enabled (Policy 3 areas); and how MDRS applies (outside Policy 3 areas). These matters are addressed below.
- 6.1.24 When considering the combined scope of relevant residential zones and those zones that exist within Policy 3 catchments defined through PC14, the following zones are deemed to be considered within scope of PC14 when giving effect to the NPS-UD:
- a. **RSDT** – Residential suburban density transition zone (whole)
 - b. **RMD** – Residential medium density zone (whole)
 - c. **RCC** – Residential city centre zone (whole)
 - d. Residential guest accommodation zone (within Policy 3 areas only)
 - e. **RNN** – Residential new neighbourhood zone (within Policy 3 areas only)
 - f. Commercial retail park zone (whole)

- g. Commercial Mixed use zone (within Policy 3 areas only)
- h. Commercial Core zone (whole)
- i. Commercial Local zone (whole)
- j. Commercial Central City Business Zone (whole)
- k. Commercial Central City Mixed Use Zone (incl. South Frame) (whole)
- l. Industrial General Zone (within Policy 3 areas only)
- m. Specific Purpose sub-zones: Schools; Hospitals; Tertiary; Cemetery; Ōtākaro Avon River
- n. Corridor (within Policy 3 areas only)
- o. Open Space sub-zones: Community Parks; Water and Margins; Avon River Precinct (Te Papa Ōtākaro); Metropolitan Facilities; Natural

6.1.25 The scope of enablement under the MDRS is far more tailored toward residential use, purposefully in my view, than under the NPS-UD which applies 'universally' across its area of influence. Firstly, under s77G(1) of the Act, each territorial authority must incorporate MDRS into all relevant residential zones, defined in section 2 the Act as:

relevant residential zone—

- (a) means all residential zones; but
- (b) does not include—
 - (i) a large lot residential zone;
 - (ii) an area predominantly urban in character that the 2018 census recorded as having a resident population of less than 5,000, unless a local authority intends the area to become part of an urban environment;
 - (iii) an offshore island;
 - (iv) to avoid doubt, a settlement zone

6.1.26 'Residential zone' is defined by section 2 of the Act as follows:

residential zone means all residential zones listed and described in standard 8 (zone framework standard) of the national planning standard or an equivalent zone

6.1.27 This therefore means that the following National Planning Standard zones (or their equivalents) must have MDRS applied:

- a. Low density residential zone
- b. General residential zone
- c. Medium density residential zone
- d. High density residential zone

6.1.28 Details on how this applies in the context of the Plan is covered in the s42A reporting by Ms Oliver, which I adopt. To summarise, the following operative Plan zones are considered within scope:

- a. **RS** – Residential suburban zone
- b. **RNN** – Residential new neighbourhood zone
- c. **RBP** – Residential Banks Peninsula zone (**only within** the urban environment)
- d. **RH** – Residential hills zone
- e. **RSDT** – Residential suburban density transition zone
- f. **RMD** – Residential medium density zone

- g. **RCC** – Residential city centre zone
- h. Residential guest accommodation zone (**only within** an applicable Policy 3 catchment)

6.1.29 The MDRS are defined in the Act as being "...the requirements, conditions, and permission set out in Schedule 3A". I understand this to mean that the entirety of the Schedule (Interpretation, activity status, notification clauses, objectives and policies, subdivision standards, and density standards) should be considered as representing what MDRS entail. Clause 2(1) of Schedule 3A states that it is a permitted activity to construct or use a building if it complies with the density standards in the District Plan. Clause 2(2) adds to this by stating the permitted activity is for a residential unit or building. I interpret this to be a residential unit or residential building.

6.1.30 Schedule 3A, Part 2 of Schedule 3A refers consistently to 'residential units' (for example, clause 5 to do with notification is all about 'residential units'). Residential unit is defined in section 2 of the RMA as:

residential unit—

- (a) means a building or part of a building that is used for a residential activity exclusively by 1 household; and
- (b) includes sleeping, cooking, bathing, and toilet facilities

6.1.31 Residential unit is similarly defined in the National Planning Standards.

6.1.32 Conversely, 'residential activity' is further defined in those Standards as:

Residential activity means the use of land and building(s) for people's living accommodation.

6.1.33 I interpret these provisions as meaning that, while Policy 3 of the NPS-UD applies 'universally' across its area of influence in terms of density changes, under the MDRS intensification is more targeted to buildings for residential use (or related buildings such as accessory buildings). I therefore consider that the MDRS do not require (or allow) intensification to be provided for other types of buildings within residential zones, such as medical facilities, retirement villages (as a whole), or other care facilities. Schools are uniquely dealt with and reference should be made to the s42A reporting by Ms Piper.

6.1.34 There are also scope limitations to the resultant framework when applying MDRS and Policy 3 of the NPS-UD. Both regulations make reference to activity status. That is, under Clause 3.4(2) of the NPS-UD, areas are zoned for "...housing or business development [where it] is a permitted, controlled, or restricted discretionary activity on that land".

6.1.35 Similarly, for MDRS activities clause 4 of Schedule 3A states that, "A relevant residential zone must provide for as a restricted discretionary activity the construction and use of 1 or more residential units on a site if they do not comply with the building density standards in the district plan (once incorporated as required by section 77G)." Clause 3 of Schedule 3A limits complying subdivision to a Controlled Activity, which can be summarised as subdivision that complies with vacant allotment sizes or where there is an existing or proposed dwelling (as per clause 8).

- 6.1.36 I therefore consider both regulations are aligned with the limits of activity status when enacting development requirements – i.e. both set an activity status limit of restricted discretionary (at its most stringent) for development to be "enabled" under each regulation.
- 6.1.37 Policy 3 requires relevant district plans to "enable" certain development. The meaning of this word is important within areas affected by the NPS-UD; I interpret it as requiring a suitably enabling consenting framework to be created. This is beyond just applying no greater than a restricted discretionary activity status, in my view, but is instead about creating a consenting pathway whereby developments that accord with the NPS-UD are reasonably able to obtain resource consent.³⁰
- 6.1.38 Under s104C(2) of the Act, it is possible for a consenting authority to refuse a consent application for a restricted discretionary activity. Care must therefore be taken to ensure that the suite of provisions applicable seek to both define the limits of what building form is expected under the NPS-UD and enable such building forms. Council undertook an exercise to help contextualise this, noting the work included in residential s32 evaluation reporting by Urban Edge Planning (Appendix 6²⁹) and The Property Group for high density residential development (Appendix 5).

INTENSIFICATION AROUND THE CITY CENTRE – POLICY 3(C)

- 6.1.39 In applying policy 3(c) Council has sought to apply a dynamic walking catchment approach around the city centre, largely relying on the work undertaken by Waikato University. The Waikato University 20-minute city national survey data shows the furthest distance people are willing to walk; it is an 'up to' measure and demonstrates that people are willing to walk up to about 1.5km when specific amenities are provided, making it an attractive prospect to choose to walk.
- 6.1.40 Whilst there can be a propensity to walk up to 1.5km, this does not necessarily correspond to degrees of propensity to walk to specific services or other public and active transport connections. In addition, the CCZ represents the greatest concentration of employment in Christchurch, so greater concentration around the centre is an appropriate response in order best to achieve the outcomes of the NPS-UD. The centre is not only significant to Christchurch, but also to the South Island, being its largest commercial centre.
- 6.1.41 The Ministry of Transport's New Zealand Household Travel Survey³¹ showed that about one in five walking trips were greater than 20 minutes and about one in ten walking trips were greater than 30 minutes. Overall, it means that only about a quarter of all walking trips in the survey were over 20 minutes in length. The Ministry's reporting states that in Auckland commuters are willing to walk up to 1.2km on a quality route to train stations, a statement endorsed through the Auckland Council's reporting on the IPI (PC78)³².

³⁰Ms Oliver also discusses the meaning of 'enable' in her section 42A report

³¹ Ministry of Transport, 2023. *New Zealand Household Travel Survey*. Retrieved from: <https://www.transport.govt.nz/area-of-interest/public-transport/new-zealand-household-travel-survey/>

³² See Appendix 12 to the Residential s32 for a visual overview of catchments from the City Centre: <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32-Appendices-1/PC14-Spatial-overview-of-walking-catchments-and-accessibility-FINAL.PDF>

- 6.1.42 The Council's approach for PC14 has been to apply at least a 1.2km walking catchment around the edge of the CCZ, extending this based on accessibility to services and facilities of greatest interest³². The Waikato University New Zealand Household Travel Survey shows that in Christchurch walking propensity increases based on accessibility to the following (in order of preference):
- a. Nature, parks and gardens
 - b. Local shops and services
 - c. Larger shopping complexes
- 6.1.43 The above list of priorities is strongly correlated to Council's own survey³³, which showed that the following local amenities had the greatest walking propensity, when located within 15 minutes from residence:
- a. Nature, parks and gardens
 - b. Local shops and services
 - c. Entertainment and cultural amenities
- 6.1.44 It is for this reason that, where such facilities exist, the Council has applied extended walking catchments in PC14. This approach also aligns with Policy 1(c) and other sub-parts. The main areas where this has happened are:
- a. Around the Edgware local centre zone (**LCZ**) - maximum of about 1.7km from CCZ, or about 1km from alternate centre (Merivale – Large LCZ)
 - b. Around Christchurch Girls' High School / Little Hagley Park - maximum of about 1.8km from CCZ, or about 1.1km to nearest alternate centre (Riccarton – Large town centre zone (**TCZ**))
 - c. Deans Avenue area - maximum of 1.9km from CCZ, or about 1.3km to nearest alternate centre (Riccarton – Large TCZ)
- 6.1.45 Note that all three of these areas have an alternate nearest centre that also enabled six storeys in height, being a centre that is either Large LCZ or Large TCZ.
- 6.1.46 In terms of the degree of intensification within the prescribed catchment, the notified proposal is to enable 10 storeys clustered around CCZ, dropping to six storeys thereafter across the rest of the catchment. The split in height was based on the following principles:
- A. where the greatest levels of accessibility are (Policy 1); and
 - B. the prominence of the city centre; and
 - C. Christchurch City Council, 2023. *Housing and Neighbourhoods 2023: life in Christchurch*.
 - D. housing demand within and around the city centre; and
 - E. providing a height at a level that actively incentivises greater housing uptake.
- 6.1.47 Matters under A and B have been discussed in the residential s32 evaluation report³⁴ and I agree with the conclusions expressed in the report on these matters.

6.1.48 Matter C – housing demand – is still relevant, but updated data is now available. That is, material provided within the s32 evaluation report was based on Council's growth model and the data available at the time of writing. Since this time, the Council has begun to develop an updated version of the model, which has provided the following comparable summary of housing demand data based on the 2021 Christchurch City Council Long Term Plan:

Area	Summed 2013 Areas Units	Proportion of growth
Christchurch Central	Avon Loop, Cathedral Square, Hagley Park	24.4%
Southern Greenfields	Henderson Basin, Halswell West, Halwell South, Oaklands East, Halswell Domain	11.4%
Northern Greenfields	Highfield Park, Belfast, Sawyers Arms, Harewood, Bishopdale North, Belfast South	19.5%

6.1.49 The overall results are essentially the same as presented in the s32 report: the central city accounts for the largest growth area in Christchurch, accounting for about a quarter of all growth in the city. I therefore support a greater degree of housing intensification surrounding the central city.

~~6.1.50~~ In considering Matter D, the s32 evaluation report relied on a number of factors to consider what building height would be appropriate. One factor was evaluating what height would be commercially feasible to best achieve uptake of housing around the central city, which was supported with evidence from The Property Group³⁵. Several submissions have either requested greater intensification around the central city or greater incentives for investment around the central city. In my view, the centres approach of the NPS-UD gives primacy to the central city and seeks to reduce housing competition, increase housing choice, and enhance development opportunities in areas with the highest accessibility between employment and housing. Primacy of the central city is also a key strategic matter for the Plan.

6.1.51 The report by The Property Group highlighted that whilst 10-storey development was commercially viable, this was only within a small profit margin below the common industry accepted threshold of 20% and only under a development model that would provide for high-end apartments. In contrast to the above, this means that propensity to develop would be tenuous and would provide for very limited housing choice. An increase in enabled development capacity, the report highlighted, is likely to provide for greater feasibility. Additional reporting from Ruth Allen of The Property Group has confirmed that feasibility increases with height and 12-storeys has a greater chance of uptake when compared to 10-storeys.

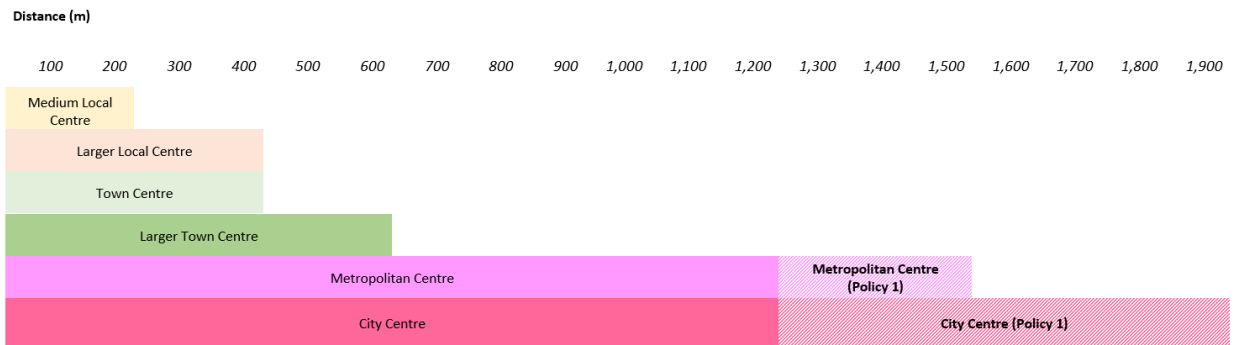
6.1.52 It is therefore recommended that enabled building heights are increased to support the development of 12-storey residential buildings around the CCZ.

INTENSIFICATION AROUND COMMERCIAL CENTRES – POLICY 3(D)

- 6.1.53 Policy 3(d) requires building heights and densities of urban form commensurate with the level of commercial activity and community services to be enabled "within and adjacent to" the centres listed in the policy.
- 6.1.54 A number of submissions have stated that the centres approach is overly complex, that greater levels of intensification are needed to provide a commensurate response or, conversely, that more nuanced walking catchments are needed.
- 6.1.55 PC14 as notified provides for different precincts, identified in response to the specific direction of Policy 3(d), identifying the commensurate response to centre types. Precincts therefore explicitly refer to the centres to which they are providing a commensurate response. However, four precincts achieve the same level of intensification: 20m enabled residential development around the City Centre, Larger Town Centres, Town Centres, and Larger Local Centres. These four precincts all relate to sites within HRZ and cover over 90% of the zone itself, and I agree with relevant submitters that this causes unnecessary duplication.
- 6.1.56 That is, the HRZ zone framework enables a 32m building height, with a lesser height (of 20m) enabled for all of the HRZ Precincts. This framework adds redundancies and unnecessary confusion to the Plan user; whilst this approach may have been helpful for engagement on PC14 to better understand the origin of an intensification response, it is inefficient in practice as the majority of the HRZ is covered by these precincts. I therefore recommended the framework be simplified in response to submissions such that a Precinct approach is only applied for HRZ areas intended for development greater than six storeys.
- 6.1.57 Further, PC14 as notified sought to introduce a 22m building height in commercial centres zoned as Town Centre within the 'larger' Town Centres categorisation, being Riccarton, Hornby, and Papanui. Within surrounding residential zones a 20m building height was proposed, whilst within Centre City Mixed Use Zone a 21m building height was proposed. All three areas are intended to contain six- storey developments, however with variations in height primarily to accommodate different land uses (e.g. within commercial settings it is common for ground floor stud heights to be increased to provide for greater ground floor prominence, attractive to flagship store tenants).
- 6.1.58 This variance in heights for six-storey developments add to the complexity of the Plan where such developments are proposed. Maintaining such a difference could cause consenting issues when contiguous sites are developed that cross residential and commercial zone boundaries. Evidence included with the notified plan change (by The Property Group – Appendix 5 of the Residential s32 Report) highlights the existing occupation and site configuration within HRZ, necessitating provisions that incentivise amalgamation in order to see a reasonable uplift of high density developments. It is important within the HRZ to ensure that changes do not act as barriers to scale change.

- 6.1.59 A variety of walking catchments have been used to delimit areas "adjacent to" different centres, in response to the requirements of Policy 3(d) to provide a 'commensurate' response to centre types based on 'the level of commercial activity and community services'. The following walking catchments were used:
- a. 600m - Larger Town Centres
 - b. 400m - Town Centres
 - c. 400m - Larger Local Centres
 - d. 200m - Medium Local Centres
- 6.1.60 Walking catchments were identified on the basis that every 400m equates to 5 minutes of walking, a commonly adopted international metric also referenced in various guidance material on the NPS-UD. Reference should be made to the discussion on Issue 3 in the Residential s32 Report regarding the above approach to walking distances.
- 6.1.61 Some submitters on PC14 seek to increase these walking catchments, and conversely, some submitters question the metrics used in relation to time or distance. In response to this, it is important to outline the distinction between walking propensity and a walking distance metric for the purposes of having a catchment reactive to centre scale.
- 6.1.62 As noted earlier, walking propensity increases based on the type and diversity of facilities and services provided within an area, as well as in line with the quality of the walking environment. In applying walking catchments there is a choice to be made of time versus distance; Council has made the assessment that distance should be used to delineate catchments, rather than time (i.e. 5 or 10 minutes or walking at a specific walking speed). Reasons for using the distance method over the time/speed method include:
- a. Christchurch is a largely flat, walkable environment.
 - b. Other means of non-motorised travel are easily accessible, with a significant investment in cycle infrastructure and ease of publicly-accessible micro-mobility services, such as eScooters and the like.
 - c. Investment in roading infrastructure is not static; roading improvements are continuous and Council is able to improve pedestrian infrastructure and connectivity through urban areas.
 - d. Speed makes assumptions on ability, when in reality walking speed will vary (sometimes greatly) depending on physical ability and age.
- 6.1.63 As noted above, a walking catchment of at least 1.2km has been considered appropriate around the city centre, increasing in accordance with the principles set out in Policy 1, which extends to up to 1.9km. Applying a walking propensity lens to Policy 3(d) centres is not a prerequisite; it is simply a requirement to have a proportionate response "within and adjacent to" centres. A catchment based on distances serves this purpose, in my view. For Policy 3(d) purposes the Council has taken the measurement of walking catchments from the central mass of buildings within each centre, rather than from the edge of the respective commercial centre zone, as is directed for the city centre under Policy 3(c). This ensures that catchments are taken from areas of interest, with the greater degrees of accessibility, and seeks to align with Policy 1 of the NPS-UD.

- 6.1.64 For the Larger Town Centre, a walking catchment of 600m was chosen as a means to provide a further 200m, in addition to the 400m provided for other Town Centres, reflecting the increased propensity to walk to larger centres.
- 6.1.65 Submissions have been made on the categorisation of commercial centres and have highlighted an important aspect that was not expressly considered through evaluation reporting: how do proposed catchments 'fit' within a metropolitan centre framework, when viewed as a continuum of different centres? This was not addressed as the Council has not identified any metropolitan centres in Christchurch, so no such zones are part of the PC14 proposal. Regardless, it is important that the catchments are appropriately identified by reference to the commercial activity and services relevant to the centre type, thus reflecting the propensity to walk in those specific circumstances.
- 6.1.66 In my view, it is important to see catchments along a continuum of commercial centre responses in recognition of the various centres described in National Planning Standards and referenced in Policy 3. The NPS-UD requires councils to have a responsive planning framework, with detailed reviews required every three years through the housing and business development capacity reporting. This reporting must now align with Council's Long Term Plan drafting under the Local Government Act 2002, creating strategic investment and decision-making for infrastructure delivery to respond to long-term housing and business sufficiency. It is therefore conceivable that future reviews may conclude that a plan change is needed in order to respond to changes in centres. Centre catchments for each centre type should therefore also be thought of strategically and how each residential response should be categorised.
- 6.1.67 The Ministry for Housing and Urban development (**MHUD**) (#859) seeks that at least 200m should be added to all catchments relating to centres outside of the City Centre. In my view, extending the catchments in this way is warranted for some centres in Christchurch, but not all. The requirements to intensify around metropolitan centre are the same as those on the city centre: at least the same walking catchment should apply to a metropolitan centre and a city centre. Applying the same rationale means that at least 1.2km should apply to metropolitan centres, increasing within specific areas in accordance with the prerequisites of Policy 1 in order to deliver a well-functioning urban environment. The full extent of this would need to be assessed on a case-by-case basis, depending on local conditions.
- 6.1.68 Metropolitan centres have not been included in PC14, but with the above in mind, should be factored in with any categorisation of other centre catchments. Seeing the notified catchments along a continuum with metropolitan centres included shows an uneven distribution of catchments for commercial centres, with catchments skewed towards the middle:



6.1.69 I consider that such an approach would not align with the requirements of policies 1 and 3 of the NPS-UD, or with objective 1, because catchments are not sufficiently responsive to the scale and nature of each centre and levels of accessibility throughout. In my view, more even distribution of catchments is needed to best give effect to objectives and policies of the NPS- UD.

6.1.70 Mr Lightbody has recommended that the centre sub-categories as notified³³ are simplified to amalgamate what was classified as ‘small’ and ‘medium’ Local Centres. This approach means that ‘small’ Local Centres now make up a combined list of 27 centres³⁴. Additional reporting³⁵ included in Mr Lightbody’s s42A report provides detailed information on the scale, make-up, and services provided within each centre. It shows that these centres vary greatly in their size and levels of occupancy with for example, Parklands having an area of 1.3ha and commercial floor space of 864m², while Bishopdale has an area of 6.3ha and a commercial floor space of almost 12,000m². The average zoned area for these centres is 2.7ha and the average commercial floor

³³See Appendix 2 of the Commercial s32 Report, para 4.9.5.

³⁴ In practice, only 21 centres are able to be further intensified due to qualifying matters. These centres are: Redcliffs; Lyttelton; New Brighton; Sumner; Woolston; and Yaldhurst.

1.1.1 ³⁵ See ‘Centres Review Data Collection Summary Report’ from The Property Group (Jan 2022).

space is about 6,500m². Many of these sites also differ in terms of the variety of commercial activity and community services, highlighting the need for further sub-categorisation to provide a commensurate residential response in accordance with Policy 3(d).

6.1.71 To date, commercial floor space (current and prospective) has been used as a metric to address the 'level of commercial activity' prerequisite and the quantum of community services simply calculated to categorise each centre type. This provides a fairly suitable indication of appropriate centre categories for the purposes of commercial zone classification but, in my view it may be overly simplistic to provide for a commensurate residential response. That is to say, there does not necessarily need to be alignment between a commensurate commercial or commensurate residential response as they are influenced by different factors. For instance, in order to have a residential catchment around a centre, a discernible residential catchment should exist around said centre. The combined effect of the NPS-UD is to create more self-reliant centres that serve distinct catchments (see National Planning Standard definitions). Similarly, in certain circumstances I believe it would be appropriate to have a greater density provided within a centre compared to surrounds due to the agglomeration benefits of providing development within a centre. This approach also aligns with the direction of Policy 1 to have a well-functioning urban environment.

6.1.72 Aforementioned reporting by The Property Group provides a large degree of metrics and data for each centre that are able to be applied to infer a suitable categorisation of centre responses. In my view, there are 4 key metrics:

- a. **Zoned area of centre:** This defines the physical scale of each centre and to what degree each centre is able to grow. Centres are ranked out of 22.
- b. **Prospective growth:** The Property Group reporting estimates the ratio of building occupancy for centres of this scale at 0.44. Multiplying the zoned site area of each centre by this ratio helps to indicate what degree of future development is possible. Centres are ranked out of 22.
- c. **Number of commercial services:** As above, this details the variety of business that have invested in the centre, providing a useful indicator of future growth potential, and a good indicator of Policy 1(b) potential. Scoring is calculated as a percentage and then scored out of 10, giving a lesser score and reflecting that this captures a point in time.
- d. **Number of community facilities:** As above, this details the variety of facilities established in the centre, providing a useful indicator of future growth potential, and a good indicator of Policy 1(c) potential. Scoring is calculated as a percentage and then scored out of 10, giving a lesser score and reflecting that this captures a point in time.

6.1.73 Each of the 21 centres able to be intensified has been scored against the above criteria, with results shown below:

Commercial Centre	Site area (rank)	Prospective growth (rank)	Commercial (out of 10)	Community (out of 10)	Combined score (out of 63)	Score as %
Prestons	21	20	5.7	7.5	54.2	86.1%
Bishopdale	20	17	7.1	7.5	51.6	82.0%
Barrington	18	12	10.0	5	45.0	71.4%
Wigram	19	15	7.1	2.5	43.6	69.3%
North West Belfast	15	21	2.9	0	38.9	61.7%
Sydenham South	17	11	7.1	2.5	37.6	59.8%
Halswell	16	16	4.3	0	36.3	57.6%
Richmond	13	18	2.9	0	33.9	53.7%
Addington	14	7	7.1	0	28.1	44.7%
Beckenham	10	6	7.1	5	28.1	44.7%
Parklands	4	19	4.3	0	27.3	43.3%
St Martins	11	8	5.7	0	24.7	39.2%
Linwood Village (Stanmore/Worchester)	7	13	4.3	0	24.3	38.5%
Ilam/Clyde	8	9	5.7	0	22.7	36.1%
Edgeware	12	3	7.1	0	22.1	35.1%
Fendalton	5	10	4.3	0	19.3	30.6%
Cranford	9	1	5.7	2.5	18.2	28.9%
Colombo/Beaumont	6	5	7.1	0	18.1	28.8%
Wairakei/Greers Road	1	14	2.9	0	17.9	28.3%
Hillmorton (West Spreydon)	2	4	5.7	0	11.7	18.6%
Avonhead	3	2	5.7	0	10.7	17.0%

6.1.74 Taking a pragmatic view that those that scored over 50% are suitable for an intensification response, further criteria are evaluated below that I believe are relevant to the residential response, being: the nature of any anchor tenant; availability of public and active transport; a strong residential interface; and a good degree of accessibility to open space and schools. As per other Policy 3 responses, this seeks to apply a Policy 1 lens to catchments. This is evaluated below:

Top 50%	Score as %	Any anchor tenant	Core public transport route	Nearby Cycle Route	Estimated proportion of residential surrounds	Degree of accessibility to Open Space / Schools
Prestons	86.1%	Supermarket	None	None	40%	Average
Bishopdale	82.0%	Supermarket	Orbiter, #125	Wheels to Wings Cycleway	70%	Good
Barrington	71.4%	Supermarket + Large Format	Orbiter, #44	Quarryman's Trail Cycleway	90%	Good
Wigram	69.3%	Supermarket	None	Little River Link Cycleway	100%	Average
North West Belfast	61.7%	Supermarket	#1	None	100%	Average
Sydenham South	59.8%	Mitre 10	#1, #44	Quarryman's Trail Cycleway	80%	Poor
Halswell	57.6%	Supermarket	#7, #125	Quarryman's Trail Cycleway	65%	Average
Richmond	53.7%	Supermarket	None	Te Ara Otakaro Avon River Trail	100%	Average

6.1.75 The above results show that, when compared to the notified plan change, centres for Wigram, North West Belfast, Sydenham South, Halswell, and Richmond all have potential for further intensification. Based on the above, I believe there are two groupings that stand out:

a. **Well-serviced centres – 400m catchment:**

- Bishopdale
- Barrington
- North West Belfast
- Halswell

b. **Lesser-serviced centres – 200m catchment:**

- Prestons

c. **Wigram**

- Sydenham South
- Richmond

6.1.76 In terms of building heights, a proposed building height of 14m was notified for Local Centres. This building height is seen to provide for a four-storey building, one storey higher than is intended with MDRS. Further engagement with Council's building engineering department has provided further insight into the potential building requirements (and therefore costs) at each building level. This is summarised below:

Building levels	Building requirements
1 to 2 storeys	<p>Most buildings in Christchurch, including 1-2 storey structures, often require some degree of specific engineering design (SED), particularly when it comes to foundations. SED for foundations becomes necessary in areas where the ground does not meet the criteria for "good ground." In such cases, ground improvement techniques and stronger foundations beyond the scope of NZS3604 may be implemented.</p> <p>In accordance with NZS3604, the superstructure of these buildings can be constructed using timber. However, for multi-unit structures, it is likely that SED wall bracing and floor framing will be incorporated, allowing for the use of both timber and masonry as per NZS3604 and NZS4229, respectively.</p>
From 3 storeys	<p>These buildings, particularly those with three storeys, will require specific structural design due to their complexity. Moreover, the acceptable solution for addressing external moisture, E2/AS1, is limited to buildings with a height of 10m, which adds complexity to the weathertightness design (may require the involvement of façade engineering).</p> <p>As three storeys exceed the scope of NZS3604, it is important to note that in liquefiable areas, constructing three-storey buildings goes against the design intent outlined in the MBIE guidance for repairing and rebuilding houses affected by the Canterbury earthquakes. Therefore, additional supporting information would be necessary for the intended design.</p> <p>The superstructure of these buildings will likely incorporate SED wall bracing and floor framing. Most of the construction will involve concrete structures and moment steel frames.</p>
From 4 storeys	<p>Lifts are required only for buildings that need to be accessible. For example, in the case of an apartment building a lift is not strictly required unless they provide accommodation to the public (such as an Airbnb). In some circumstances, however, a lift is required in a 2-storey building depending on floor area, occupant loading, or use of the upper floor. Many apartment buildings will have lifts as it is inconvenient or difficult for residents without one, but they are not necessarily a Building Code requirement.</p>

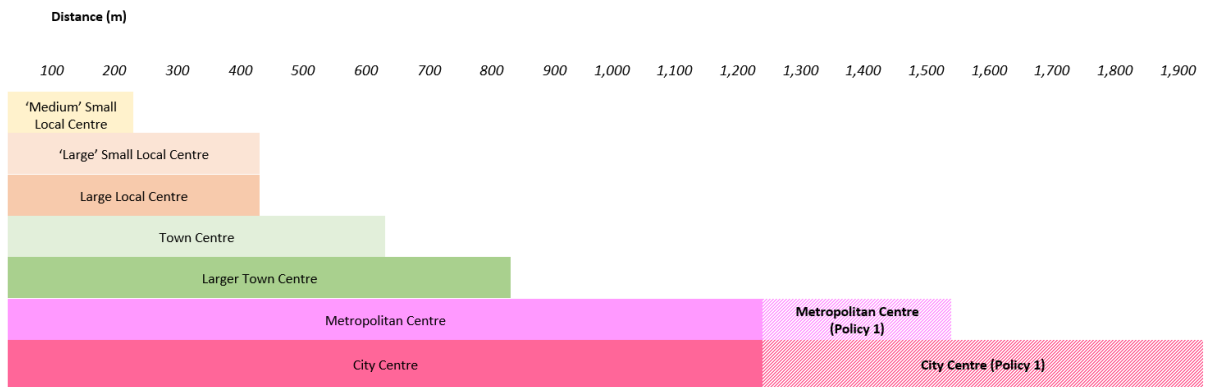
Building levels	Building requirements
From 5 storeys	Generally, these buildings will require building fire hydrants and the Network Utility Operator’s water pressure may not be adequate to supply these.
From 6 storeys	<p>Both BRANZ and MBIE have focused their efforts on apartment buildings up to six storeys, recognizing that the complexity of design increases with height.</p> <p>From a geotechnical perspective, the design of foundations is also expected to become more intricate, potentially necessitating ground improvement measures or the use of deep foundations.</p> <p>In terms of structural components, all aspects of this building are likely to be subject to SED. Special features such as dampers, eccentric braced frames, or buckling-restrained braces (BRB) may be incorporated. Additionally, elements like cladding, glazing, services, and other secondary components will require additional structural support.</p> <p>Some of the compliance paths chosen to comply with the Building Code will introduce particular requirements based on heights, for example, the Building Code makes it almost mandatory to install sprinkler systems in buildings over 25m high.</p>

6.1.77 The above demonstrates that there are fixed building costs expected at every level, up to six storeys, with potential additional building requirements at four and five-storeys dependent on accessibility needs and local water pressure. It is reasonable to assume that buildings of this scale will opt to construct with lift access to ensure there is ongoing or future flexibility with the building’s use as such facilities would likely be harder to retrofit at a later date.

6.1.78 I therefore support retaining the notified height of 14m for smaller Local Centres, as notified.

Overall catchment approach

6.1.79 The below shows the overall picture for how the above intensification around commercial centres would be applied against a continuum of centres types:



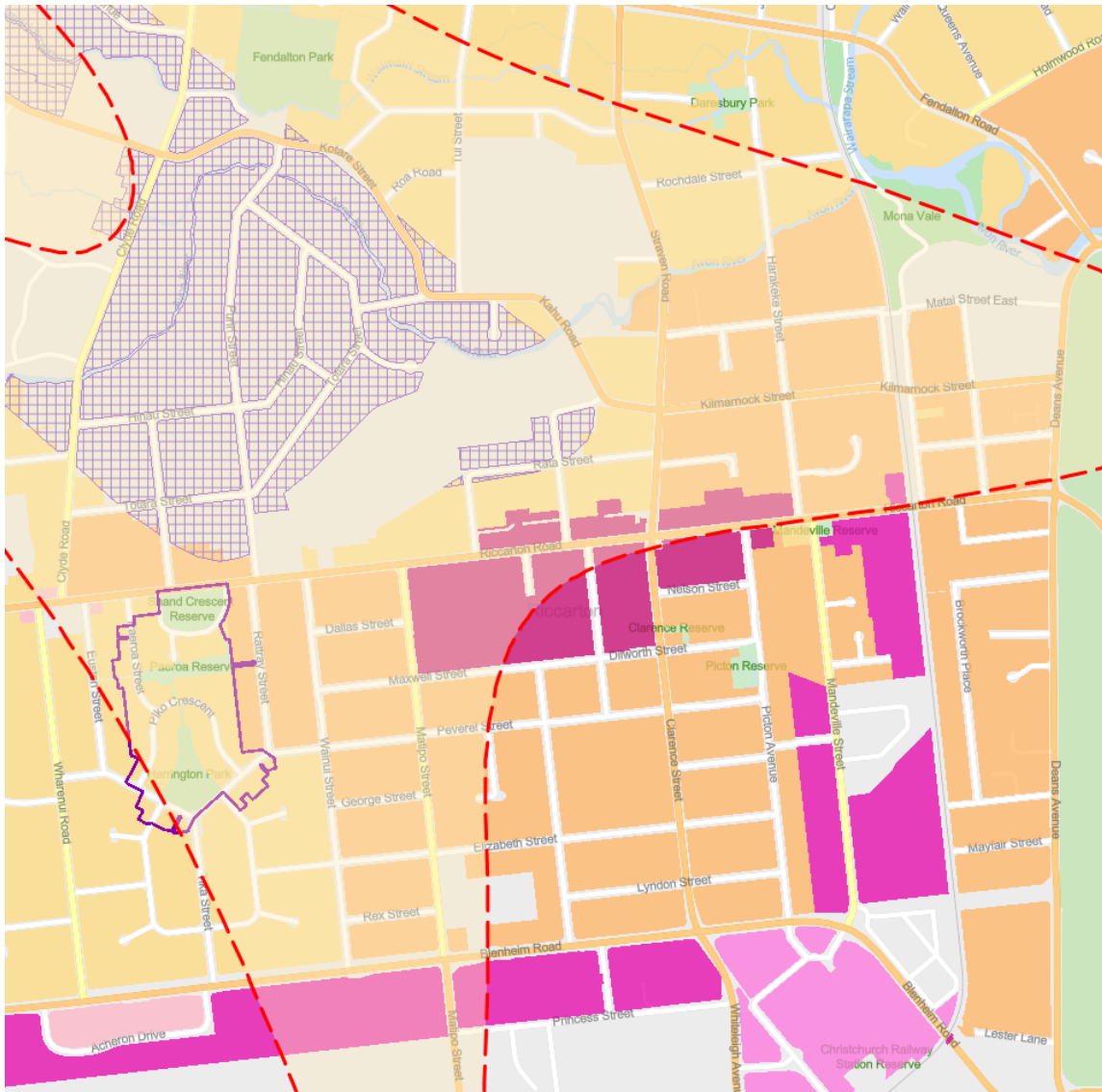
6.1.80 In my view, the above provides a responsive catchment approach to the scale and nature of each centre. It would result in 200m being added to both Town Centre types and to the well- serviced 'small' Local Centres described above. I believe this approach best reflects the scale of each centre.

6.1.81 In addition, Mr Lightbody has recommended that building heights within Larger Town Centres (Riccarton, Hornby, Papanui) are increased to support 10-storey development (32m). I support this recommendation and believe my recommended changes to the catchment around these centres is further supported by the approach of Mr Lightbody as an increased catchment better responds to the scale of services that could be provided within a 10-storey building scenario.

Riccarton and Church Corner centres

6.1.82 Some submissions seek that centres be further expanded based on Policy 1 criteria, particularly around the Riccarton and Church Corner centres. As above, I support the expansion of the Riccarton centre catchment to 800m. Requests have been made for these catchments to be further expanded to better reflect the proximity between centres, the strong public transport corridor that Riccarton Road Provides, the degree of core bus services and major cycle routes, and the proximity of Canterbury University and other amenities.

6.1.83 While I see merit in an expansion in this area, CIAL (#852) seeks an expansion of the Airport Noise Influence Area qualifying matter (ANIA) in the same location. An image of notified zoning and the ANIA is provided below (with the overlay showing updated ANIA):



In the above image, the purple hatched area protruding from the north-western edge represents the notified ANIA, with the red dashed line representing the updated submitted extent. Notified PC14 zoning is also represented.

6.1.84 The ANIA takes up a significant proportion of what would otherwise be HRZ around Riccarton, leaving most of the HRZ area between Riccarton Road and Blenheim Road. A summary of the amount of land covered by the ANIA is provided below:

	Riccarton HRZ as notified	Riccarton HRZ as notified, ANIA-impacted removed	Riccarton HRZ at 800m	Riccarton HRZ at 800m catchment, ANIA-impacted removed
Land	88.877 ha	36.89 ha	110.788 ha	36.89 ha
Existing households	3,007	1,555	3,486	1,555
HRZ Land impacted by ANIA	51.99 ha 58.8%		73.90 66.7%	

Net households at 200 hh/ha	14,768	5,822	22,158	5,822
Net household at 200 hh/ha impacted	8,946 hh 60.6%		12,849 hh 68.8%	

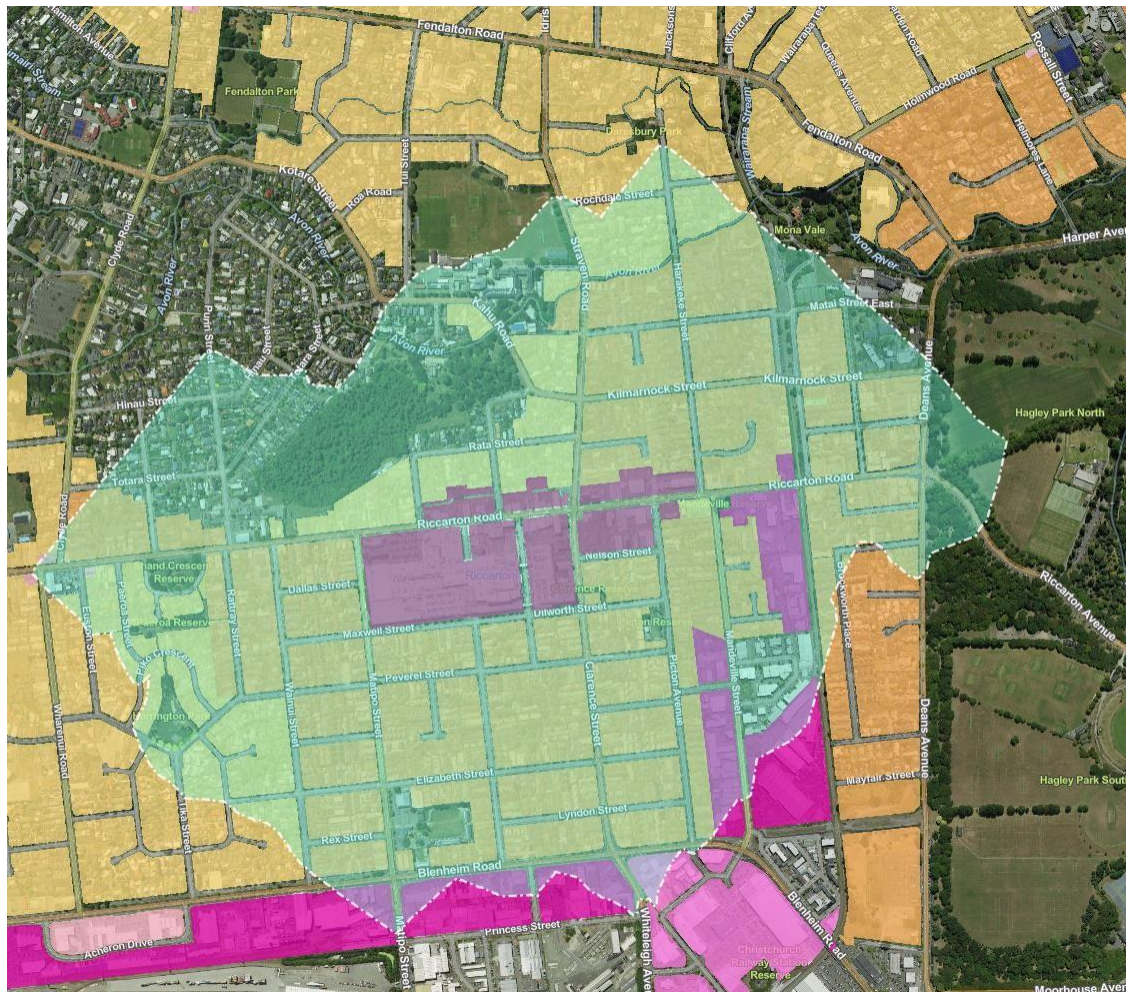
* Here, it is assumed that development in isolated HRZ areas in the edge of the ANIA is not enabled, ensuring that HRZ is concentrated around the Centre.

6.1.85 The above shows that if the housing yields provided for by PC14 as notified, now restricted by the ANIA, are to be provided for elsewhere, almost 9,000 additional plan-enabled households should be enabled. Applying the recommended catchment lens extends this to almost 13,000 additional households.

6.1.86 Despite the influence of the ANIA, Council is still required to provide a commensurate response to the centre in accordance with Policy 3(d). The Riccarton Centre has been classified as one of the most significant centres outside of the City Centre and there is merit in further considering how an appropriate response could be provided.

6.1.87 As above, there is strong case for further development being enabled throughout the corridor, and I note again the submission seeking this relief (#852). Mr Lightbody has also concluded that a 10-storey response is appropriate for the centre. This approach adds a further four storeys on what is currently enabled in the centre. I note, however, that current development still remains relatively small scale (in terms of height) across the centre, when compared with what is currently enabled – one and two storey builds are commonplace, while six storeys (20m) is enabled currently. It is also noted that residential development within the commercial centre would also be limited to those parts outside of the ANIA, which are limited. Reporting by Ms Allen details that buildings of greater heights generally are more economically feasible. This means that the extra increase in height has greater potential for further employment within the centre and greater commercial offerings throughout. Applying ‘self- sufficiency’ logic that the NPS-UD ascribes in this context means that a greater residential population in close proximity to the centre is likewise appropriate.

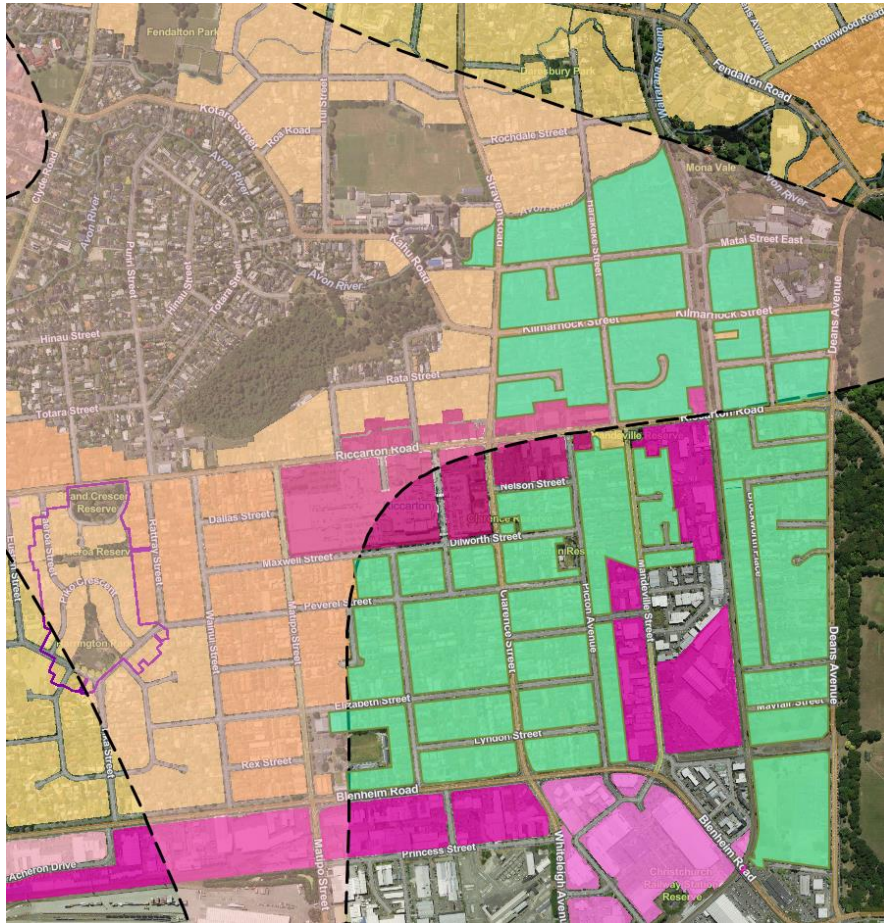
6.1.88 For reference, an 800m walking catchment around the Riccarton centre is as follows:



6.1.89 This catchment completely covers the Riccarton Road to Blenheim Road ‘block’ and begins to absorb the Deans Avenue ‘block’ that is also considered to be within the walking catchment from CCZ. This block is also afforded excellent proximity to Hagley Park and has a good walking and cycling connection south of Mayfair Street (South Express Cycleway), which traverses Hagley Park, directly connecting to the City Centre.

6.1.90 In addition, I consider the HRZ area to the north of Riccarton Road (bordered by Staven Road, the Avon River, and Hagley Park) to have the greatest value in being developed to HRZ, being in very close proximity to multiple core public transport and active transport connections, proximity to the centre itself, and open space and schooling, while not being subject to any other substantive qualifying matters. The area is also already zoned for infill development, being zoned RSDT and RMD. I have discussed the approach of retaining this area as HRZ with Ms Oliver, who is in agreement that the inclusion of this area within the ANIAC is appropriate in light of the above benefits. Reference is made to the s42A report by Ms Oliver.

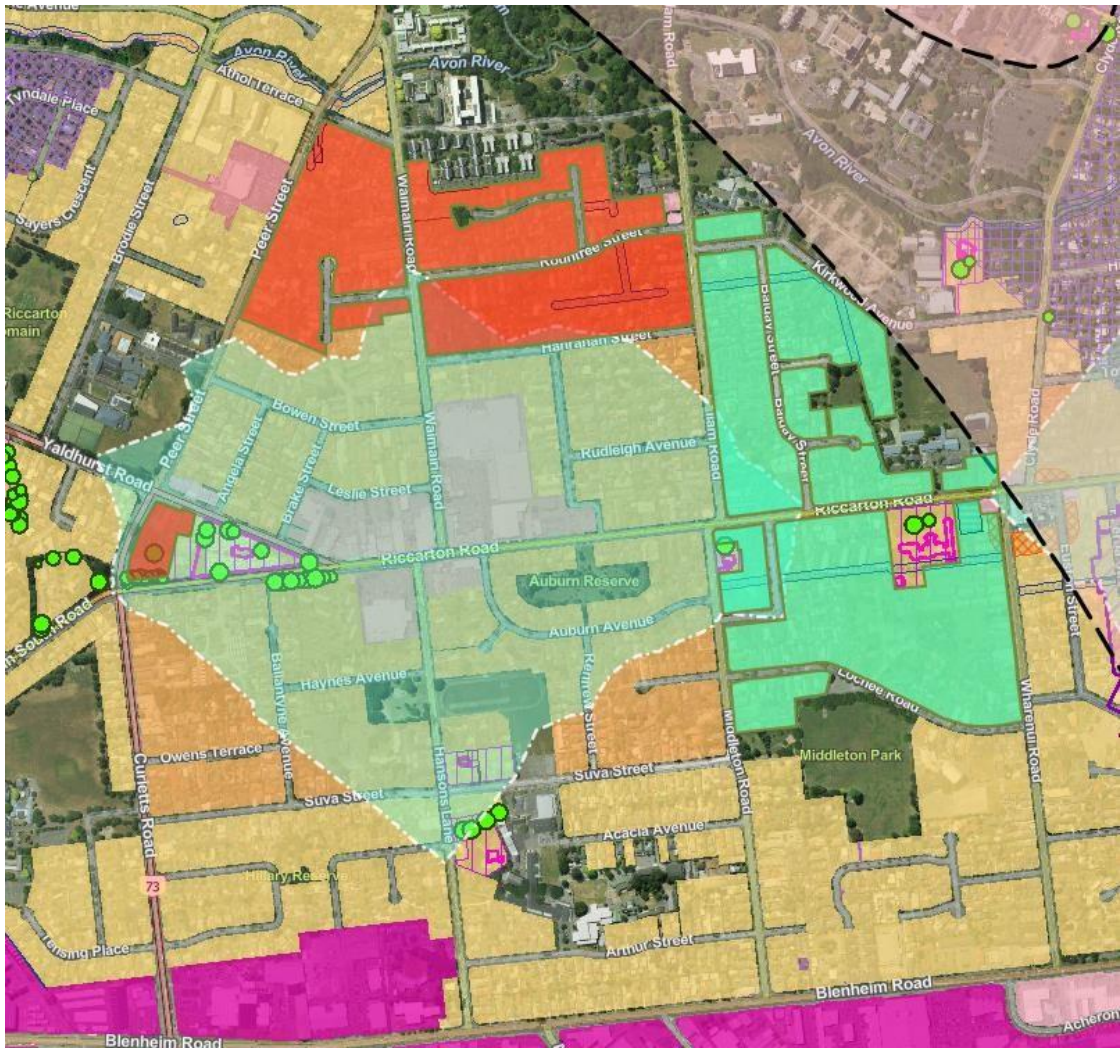
6.1.91 I therefore consider that any 'compensatory intensification' around the Riccarton Centre as a result of the updated ANIA should be located in these areas (shown in bright teal, with all other MRZ and HRZ zoning as notified):



6.1.92 This area is still much smaller than the centre catchment that would have otherwise been adopted, and therefore I consider that greater intensification within this area is necessary under a compensatory approach. I would recommend that this area is enabled to eight-storey development, at a 28m building height. Increasing heights within this areas yields an additional **4,500 plan-enabled households**, assuming an average yield of 225 hh/ha, rather than 200 hh/ha under a six storey scenario.

6.1.93 This in and of itself does not cover the loss of what may have otherwise been provided and I therefore consider that a wider lens is needed to also incorporate development further to the west along the Riccarton Road corridor around Church Corner.

6.1.94 As mentioned above, there is a strong case for additional HRZ development along this corridor. I would therefore support an updated HRZ extent as follows:



6.1.95 The above image shows the 400m walking catchment (overlay with white dash outline) that has been applied to the centre alongside the areas where HRZ would be expanded. In red (north of the centre and small area to the west) I show areas that I believe would have merit in expanding in any event. That is, even without a compensatory lens, either Policy 1 would support expansion here or they are already contained within the walking catchment used for the centre. In teal (to the east of the centre) I show areas that I believe would be compensatory in nature. These are focused around the important transport corridor of Riccarton Road.

6.1.96 I therefore recommend that each of these areas maintain a six-storey height limit in accordance with the hierarchy of the centre, which is proposed to be enabled to 22m.

6.1.97 Overall HRZ zoning yields for Church Corner are summarised below:

	Church Corner prospective HRZ areas at notified density (80 hh/ha)	Church Corner prospective HRZ areas at 200 hh/ha
Households	1,100	3,400
Additional Households	+2,300	

6.1.98 An additional **2,300 plan-enabled households** are possible under this approach. Combined with the approach undertaken around the Riccarton Centre, yields are almost 7,000 additional plan-enabled households. While this is still less than the 9,000 households or 13,000 households that would be required to be fully compensatory, I consider the approach provides for a balanced proposal in respect of the scale of the centres, the sensitivity of the ANIA, and is at a level that is unlikely to act as a competitor to development around the city centre. Furthermore, the figures here do not also account for mixed use development that is enabled above commercial centres. Here, reference is made to the evidence by Mr Lightbody and Mr Scallan on overall yields. In my view, the development provided around the both the Riccarton and Church Corner Centres provide a proportionate response to both the centre under Policy 3(d) and the qualifying matters under Policy 4 of the NPS-UD.

6.1.99 The above recommendations are subject to the Panel adopting the CIAL submission on the ANC extension. Should the Panel decide that the ANIA update is not supported, my recommendation would be to apply the updated 800m walking catchment to the Riccarton centre and enable six - storey development throughout the catchment (22m) extending this on an area-specific basis in accordance with Policy 1. For the Church Corner centre, my alternate recommendation would be to only apply HRZ to the areas previously shown in red due to this area either lying within the applicable walking catchment or being an appropriate area to extend the intensification area in accordance with Policy 1 criteria.

Concluding centres response

6.1.100 A summary of notified and recommended centres, their catchments, and recommended building heights is provided below:

		Notified Catchment		Recommended	
Centre / Type	Residential Centre Type	Walking Catchment	Building Height	Walking Catchment	Building Height
Riccarton***	Large Town Centre	600	20	800	22
Papanui	Large Town Centre	600	20	800	22
Hornby	Large Town Centre	600	20	800	22
Shirley	Town Centre	400	20	600	22
Linwood	Town Centre	400	20	600	22
North Halswell	Town Centre	400	20	600	22
Church Corner	Large Local Centre	400	20	400	22
Ferrymead	N/A	N/A	N/A	N/A	N/A
Merivale	Large Local Centre	400	20	400	22
Sydenham North	Large Local Centre	400	20	400	22
New Brighton	N/A	N/A	N/A	N/A	N/A
Bishopdale	*Small Local Centre	200	14	400	14
Barrington	*Small Local Centre	200	14	400	14

Belfast/Northlands	**Town Centre	400	14	400	14
<u>Halswell</u>	*Small Local Centre	N/A	N/A	<u>400</u>	14
Prestons	Small Local Centre	200	14	200	14
<u>North West Belfast</u>	Small Local Centre	N/A	N/A	<u>200</u>	<u>14</u>
<u>Richmond</u>	Small Local Centre	N/A	N/A	<u>200</u>	<u>14</u>
<u>Wigram</u>	Small Local Centre	N/A	N/A	<u>200</u>	<u>14</u>
<u>Sydenham South</u>	Small Local Centre	N/A	N/A	<u>200</u>	<u>14</u>

* Well-serviced small Local Centres.

** Noting that the catchment and intensification proposed does not align with other Town Centres.

Reference should be made to Residential s32 on this matter.

*** Subject to the applicability of the updated ANIA.

6.1.101 Changes are shown in bold underlined with those in red being wholly new to the proposal.

Changes in development capacity

6.1.102 Applying the above would result in an additional 232 ha area being zoned HRZ, distributed as follows:

Locality	Sum of Number of parcels	Sum of Land (ha)
Bromley	7	0.53
Bryndwr	18	1.26
Dallington	77	7.96
Halswell	172	32.27
Hei Hei	49	3.62
Hillmorton	55	3.84
Hoon Hay	89	5.50
Hornby	394	26.77
Ilam	115	10.35
Islington	88	6.80
Linwood	385	22.08
North Linwood	160	9.63
Oaklands	58	6.96
Papanui	563	42.76
Redwood	79	6.12
Richmond	71	6.68
Shirley	134	8.72
St Albans	459	19.79
Upper Riccarton	159	11.19
Grand Total	3,132	232.81

6.1.103 The difference in plan-enabled yields is detailed below:

	<i>As notified</i>	<i>Alternative proposal</i>
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Plan-enabled net households:	15,493	43,430
Change:	+27,937 / +180%	

6.1.104 Changes in Plan-enabled housing due the recommended changes to small/medium Local Centres is detailed below and is based on a density of 80 hh/ha for MRZ areas and 120 hh/a for areas with the Precinct applied:

	<i>As notified</i>	<i>Alternative proposal</i>	<i>Difference</i>
<i>Precinct - Number of parcels</i>	787	4,007	3,220
<i>Precinct - Net area</i>	53	270	216
<i>MRZ - Number of parcels</i>	3,220	-	-
<i>MRZ - Net area</i>	216	-	-
<i>Net plan-enabled yield</i>	19,681	28,338	+8,657

6.1.105 This shows that with an additional 3,220 parcels having the Precinct applied an additional 8,657 net Plan-enabled households are likely anticipated.

6.1.106 Concluding changes in overall Plan-enabled households are summarised below:

Specific Centre Change	Additional net Plan-enabled yield
<i>Town Centre catchment increase:</i>	27,937
<i>Riccarton with ANC option</i>	4,500
<i>Church Corner with ANC option</i>	2,300
<i>Local Centre catchment increases & additions:</i>	8,657
TOTAL:	43,394

6.1.107 Reference should be made to evidence of Mr Scallan for a full overview of capacity changes through the alternative proposal.

6.1.108 Reference should be made to **Appendix C** to this report for an overview of recommended zoning changes around commercial centres.

RESIDENTIAL ZONE REQUESTS

6.1.109 Many re-zoning request were received through submissions, totalling 292 MRZ-related requests, 421 HRZ-related requests, and 181 requests relating to other zones.

- 6.1.110 **Appendix D** contains MRZ-related requests and responses, **Appendix E** contains HRZ-related requests and responses, and **Appendix F** contains other zone related requests and responses.
- 6.1.111 Recommendations have been included within the appendices. I provide a brief overview of the types of requests made below with my broad recommendations.

GENERAL MAPPING THEMES:

Specific purpose re-zoning and sites

- 6.1.112 Some submitters have requested that specific non-residential sites, or sites outside of the urban environment, are rezoned to MRZ or other intensified zones. This includes re-zoning of Whisper Creek Golf Course in Spencerville (#826) and developing Princess Margret Hospital (#67), amongst other sites. In addition, some have also sought to rezone residential sites to support other commercial activities, such as Residential Guest Accommodation Zone (#809.4).
- 6.1.113 I have recommended that all of these submissions are rejected as being out of scope of the plan change. Regarding the latter #809 submission request, I acknowledge that an error has been made in the notified proposal whereby the Accommodation and Community Facilities Overlay was not carried over to the proposed HRZ sub-chapter (14.6), and agree that it should be corrected.

Rural expansion

- 6.1.114 A number of submissions have requested that select rural areas are re-zoned to MRZ or HRZ, or in some cases MUZ or other commercial/industrial zones. The scope of the IPI is restricted in its ability to consider these requests, noting the ability to only consider intensification within relevant residential zones and within Policy 3 catchments contained within the urban environment. For these reasons, I have recommended that these submissions are considered out of scope and rejected.

Framework and mapping

- 6.1.115 Some submitters have expressed their confusion over zone mapping and the application of logical zone boundaries. The ability for illustrate mapping differently is constrained through the adoption of National Planning Standards mapping framework, however I accept that greater rationalisation and clarity of zone or precinct types and extents may be possible.
- 6.1.116 As discussed above, I now recommend that HRZ precincts are removed from PC14, with only a precinct applying where 12-storey HRZ would be enabled. Further rationalisation of zone/precinct edges, where possible, has also been undertaken, especially where walking catchments have been updated.

Character Areas proposed

6.1.117 There have been a series of new character areas requested via submissions. Some submitters have requested that character areas are removed or further liberalised. All character area requests have been evaluated by Ms Rennie and reported on by Ms White. Recommendations have largely sought to retain Character Areas, applying a more stringent criteria within HRZ areas, and considering one new Residential Character Area that meets the criteria used to define these areas.

6.1.118 Submitters have requested that these areas maintain operative Residential zones. The notified proposal has sought to zone these areas as MRZ and then apply Area Specific Standards (14.5.3) to reflect each Character Area. I support this approach as it modifies the MDRS controls to the extent necessary, in accordance with the requirements of s77I. I therefore recommend that submission requests for operative zoning are rejected.

General opposition to intensification

6.1.119 A large number of submissions stated their opposition to some, or any intensification proposed. Many sought that suburban areas were maintained as per the operative Plan, reflecting the post-Canterbury Earthquake blueprint, and that existing established dwellings are better protected. As noted above, Council is required to give effect to the direction given through s77G to apply MDRS and Policy 3, and therefore I have recommended that these submissions are rejected.

MRZ ZONING THEMES:

General application of MDRS

6.1.120 Some submitters raise concerns about the large scale of medium density zoning provided through PC14, largely requesting that the zone extent had a greater concentration, or areas were left as suburban. Some submitters request specific restrictions to the application of MRZ, such as narrow streets and cul-de-sacs, or that MDRS should apply to greenfield areas only.

6.1.121 I generally recommend that these requests are rejected on the basis that MDRS must be applied to all relevant residential zones and that the proposal includes various restrictions that have a proxy effect of reducing overall extend without having a material impact on capacity. This can be seen in the application of the Low Public Transport Accessibility qualifying matter and the application of MRZ only over greenfield areas where infrastructure and integration requirements are met and would no longer meet the criteria as Future Urban Zone.

Residential Port Hills

6.1.122 When specifically considering development within the residential Port Hills areas, submitters either seek to retain operative controls or for the entirety of the area be zoned MRZ.

6.1.123 As previously, the Low Public Transport Accessibility qualifying matter (LPTAA) does extend over the majority of this area, reducing overall density possible. However, there are smaller foothill areas around Cashmere, Beckenham, and Huntsbury that are within a walking distance to core bus

routes. I have recommended that the latter areas apply MRZ, with a Hills Precinct (as notified), and for those areas within the LPTAA to have MRZ applied with a restrictive Precinct that reducing density to one unit per 650m² and two storey development.

LPTAA mapping

6.1.124 A number of submissions raise issues regarding the mapping of this qualifying matter, noting that additional core bus routes should be better recognised. I consider that additional changes are appropriate, most notably the full inclusion of the Bus 7 route and other small anomalies or rationalisation of the extent. Reference is made to section 7.4 of this report for further analysis.

New centres & other features

6.1.125 Submissions have requested that a number of additional centres or other facilities are recognised, with some (or all) walking catchments increasing. Here I make reference to sections 6.3 and 6.4 of this report for detailed analysis and consideration of walking catchments, which I have recommended are increased for some centres, with some additional centres also included.

6.1.126 I provide a brief summary of specific centres raised in MRZ submissions below:

Wainoni Road Pak 'n Save intensification:

6.1.127 This area is zoned Local Centre Zone, however is not at a scale where a commensurate response under Policy 3(d) of the NPS-UD is appropriate. The area is also located within the LPTAA. Reference should be made to s42A report of Mr Lightbody.

6.1.128 I recommend that the request is rejected.

MRZ only around centres:

6.1.129 This approach would be contrary to the requirements of Policy 3(d) of the NPS-UD where a commensurate response is considered appropriate.

6.1.130 I recommend that the request is rejected.

Sydenham South intensification:

6.1.131 As notified, this centre did not have an intensification response, but some HRZ from the Sydenham North centre did extent to surround part of the centre (north of Huxley / Milton). The changes recommended by Mr Lightbody to the sub-classification of centres as necessitated further consideration of a commensurate residential response.

6.1.132 Section 6.4 of this report recommends that a catchment of at least 200m is applied around the centre, enabling development of up to 14m through the application of the Local Centre Intensification Precinct.

Addington intensification:

6.1.133 I acknowledge that the centre is well positioned in terms of proximity to the central city and general accessibility of public and active transport connections. The lens that Policy 3(d) applies is a scale of intensification that is proportionate to the degree of commercial activity and community services both now and into the future. Further evaluation has been undertaken into account in response to these submission requests, informed by the TPG Centres data capture work referenced by Mr Lightbody.

6.1.134 The assessment shows that the centre is of an average scale at 2.6ha, providing just over 9,000m² of commercial floor space. Aggregating this out shows that the centre is already likely just over 80% allocated, limiting prospective future growth and its ability to cater for future growth pressures. Further, current services are very much limited to commercial activities (food, retail, convenience, office) and does not contain community facilities. This, in conjunction with the constraint for future growth, means that I recommend that the surrounding centre response remains as notified.

6.1.135 Reference should be made to section 6.4 of this report and the evidence of Mr Lightbody.

Lyttelton intensification:

6.1.136 No residential intensification has been considered here due to the presence of several qualifying matters that limit any intensification response (e.g., heritage, character, cultural significance). This is also the case for centres of Woolston, Redcliffs, New Brighton, Sumner, and Yaldhurst – with all (except Yaldhurst) being subject to some form of coastal hazard.

Cycle asset & rail assets:

6.1.137 As detailed in section 6.4 of this report, Council's ability to intensify through the IPI (Intensification Planning Instrument) is constrained through s77G of the Act. This means the intensification response beyond applying MDRS is fundamentally about delivering a centres-based intensification in accordance with Policy 3 of the NPS-UD. In doing so, Policy 1 (which discusses accessibility to the likes of public and active transport) can be used to further nuance applicable catchments to achieve a well-functioning urban environment, however cannot be solely used as a means to intensify – i.e. greater residential intensification must be associated with a Policy 3 response.

6.1.138 I acknowledge that Council will be required to respond to the identification of rapid transit stops (Policy 3(c)(i) if and when these are identified through the Regional Land Transport Plan (RLPT), but this is currently not the case. Further reference should be made to section 7.4 of this report for further consideration of transport and associated submission responses.

MRZ beneath Airport Noise Contour (ANC)

6.1.139 A number of submitters have requested that MRZ is enabled beneath the ANIA. Please refer to the evidence of Ms Oliver for further consideration.

HRZ ZONING THEMES:

QM response for Heritage Streets

6.1.140 Several submitters have requested that properties that front memorial streets (which have been identified as a qualifying matter) are exempted from the Policy 3 direction to apply HRZ.

6.1.141 The qualifying matter protects the street trees and plaques in the 16 streets included in the proposed Papanui Memorial Avenues heritage item 1459 in Appendix 9.3.7.2. Ms Richmond's planning evidence and Ms Ohs' technical evidence for Heritage Items concludes that it is not appropriate to extend the heritage item to include the residential properties in these streets, and Council has management tools available to assist in physical protection of trees from potential risks to trees associated with intensification.

6.1.142 Further, Ms Dixon's planning evidence and Dr Ann McEwan's technical evidence concludes that the properties in these streets do not meet the criteria for Residential Heritage Areas.

6.1.143 I have therefore adopted the approach recommended by Ms Richmond and Ms Dixon and such requests have been recommended to be rejected.

Extending HRZ into FUZ

6.1.144 Several submissions have made requests to further extend the HRZ area around North Halswell in respect of the Policy 3 direction. Further to this, the overarching recommendation is that Policy 3 catchments around most centres are increased.

6.1.145 As notified, the HRZ boundary was along proposed Future Urban Zones (FUZ) and newly-established (former RNN) MRZ areas. Greenfield areas within this catchment have also had a Greenfield Development QM to better direct a strategic and integrated development form. To this end, I would recommend that the catchment is extended in accordance with a 600m walking catchment and the Greenfield Development QM is also placed over those areas with notified zoning of FUZ. Lastly, the newly developed MRZ areas (Collier / Whitburn / Te Repo) also contain stormwater management assets that operate as open space areas, but have yet to be re-zoned to a form of Open Space Zone. In extending HRZ over these areas, I recommend that these areas either have a QM in accordance with s771(f) – being publicly accessible open space, or are simply rezoned to a suitable Open Space zone, such as Open Space Natural Zone.

Central city focus / 10-storey extent

6.1.146 Many submitters request that the central city should be the primary (or exclusive) focus of intensification. Council has a requirement to have a centres-based intensification response, in

accordance with Policy 3 of the NPS-UD and as directed by s77G. The central city is seen to be developed as the primary community focal point for the people of Christchurch and its pre-eminence has been reaffirmed as part of a well-functioning urban environment (Strategic Objective 3.3.7, as notified).

6.1.147 I therefore agree that greater enhancement of any opportunities for development around the city centre is of high importance. The notified residential response in PC14 sought to respond to this by enabling 10-storey development in close proximity to the city centre. Economic reporting by Property Economics³⁶ highlighted the sensitivity of greater intensification around the commercial centre, recommending a greater concentration around the centre to better enhance agglomeration benefits and not detract from the economic recovery of the city centre. In addition to this, reporting from The Property Group³⁷ tested the economic feasibility of such development. As discussed in section 6.3 of this report, a 12-storey limit has now been recommended due to being of greater feasibility, and therefore increasing the propensity to develop and intensify within this area.

6.1.148 I have therefore recommended that only minor adjustments are made to the (now proposed) 12-storey area to provide a more logical pattern of intensification around the north-eastern edge of Hagley Park. I do not recommend that the height or spatial extent of this area is increased beyond this to avoid any potential of lessening the propensity to develop within, and therefore the economic viability of operating within, the central city.

Central city walking catchment

6.1.149 Submitters request a range of different catchments for HRZ intensification around the city centre, from only within the 4 Avenues (or lesser within) to a 2km walking catchment. Reference should be made to section 6.3 of this report for a discussion on this catchment. To summarise, I recommend that the baseline of 1.2km walking catchment is maintained, increasing this in accordance with Policy 1 accessibility criteria; this means extending intensified areas that contain the likes of good public or active transport corridors, other commercial centres, open space, schools, or other community facilities, or areas with high demand/feasibility.

6.1.150 My overall recommendation is only for a small part of HRZ to be extended around the Edgware / St Albans area to provide a more logical zoning pattern (to the city block) and better respond to local commercial centres (Edgware, Madras, Richmond), core bus services (#7 and #44) and active transport connection (Papanui Parallel Cycleway).

HRZ around Core Bus Routes / Cycle Routes

³⁶ See Appendix 9 to the Residential s32 report here: <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32-Appendices-1/52156.13-PC14-Economic-CBA-Residential-Changes.PDF>

³⁷ See Appendix 5 to the Residential s32 report here: <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32-Appendices-1/PC14-TPG-Report-High-Density-Feasibility-Analysis-020622.PDF>

6.1.151 Several submitters have made specific requests to intensify outside of centres catchments, concentrating HRZ or MRZ Precincts around core bus routes and/or cycle routes. In my view, further intensification beyond the purview of Policy 3 is beyond the scope of this plan change due to the direction of s77G of the Act. Reference should be made to sections 7.4 and 8.2 of this report.

Riccarton Bush HRZ

6.1.152 A number of submissions have requested that HRZ should be extended around the Riccarton Bush site due to being in close proximity to the Riccarton Town Centre Zone. Reference should be made to section 7.2 of this report for the discussion on how Policy 4 of the NPS-UD has been used to apply the Riccarton Bush Interface QM.

6.1.153 I have recommended that these requests are rejected due to the QM response, noting that request made for the updated ANIA over these areas, also.

Greater / lesser centres response

6.1.154 As above, a large number of submitters have objected to the Policy 3 response in suburban areas outside of the city centre. For these submitters, either MRZ or the status quo should only be enabled within suburban areas. Reference should be made to section 6.4 of this report for the centres response, which has recommended updated catchment and a number of new centre responses, and section 7.4 of this report for an analysis of the Low Public Transport Accessibility QM (LPTAA). The latter seeks to apply a suburban response over areas with inadequate serviceability, focused on the outer edge of the urban environment.

6.1.155 Overall, I recommend that most of these submissions are rejected due to the direction of Policy 3.

7 PLAN CHANGE 14 – SPECIFIC QUALIFYING MATTERS

OVERVIEW

7.1.1 PC14 proposes a number of QMs. As part of this report, I discuss the QMs for Sunlight Access, Low Public Transport Access, and the Riccarton Bush Interface Area.

7.1.2 These qualifying matters are addressed in the section 32 reports on qualifying matters and associated appendices as:

- a. Part 2 – Qualifying Matters, Part 2 – 6.11 – Building heights adjoining Riccarton Bush³³⁸⁹;

³⁸ For the Riccarton Bush Interface, reference should be made to the Section 6.11 of the s32 on Qualifying matters: <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32/Plan-Change-14-HBC-NOTIFICATION-Section-32-Qualifying-Matters-Part-2.pdf>

- **Appendix 43** - Pūtarīngamotu Riccarton Bush Heritage Landscape Review⁴⁰;
- b. Part 2 – Qualifying Matters, Part 3 – 6.30 – Sunlight Access⁴¹;
 - **Appendix 35** – Technical Report – Residential Recession Planes in Christchurch (DH)⁴²;
- c. Part 2 – Qualifying Matters, Part 3 – 6.32 – Low Public Transport Accessibility Areas⁴³;
 - **Appendix 46** - Low Public Transport Accessibility Areas Three Waters Memo⁴⁴;
 - **Appendix 47** - Low Public Transport Accessibility Areas Greater Christchurch PT Combined Business Case⁴⁵;
 - **Appendix 48** - Low Public Transport Accessibility Areas Greater Christchurch PT CBC Non Tech Summary⁴⁶;
 - **Appendix 49** - Low Public Transport Accessibility Areas CCC Public Transport QFM Economic CBA Property Economics.

7.1.3 The following provides an overview of each QM and details where further changes may be considered.

7.1.4 Ms Oliver discusses the recent Environment Court decision, *Waikanae Land Company v Heritage New Zealand Pouhere Taonga* [2023] NZEnvC 056 (Waikanae), which addresses the scope of local authorities' powers in notifying an Intensification Planning Instrument in accordance with section 80E of the RMA, and the potential implications for PC14. I have read, and agree with, that discussion. To assist the Panel to identify provisions potentially affected by Waikanae, I have provided in the table below a list of provisions (matters) I address in subsequent sections that impose additional controls or restrictions that affect status quo/pre-existing development rights (as per the Operative District Plan).

⁴⁰ Appendix 43 available here: https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32-Appendices-1/2022_12_20_Putarīngamotu-Riccarton-Bush_Heritage-Landscape-Review_FINAL.PDF

⁴¹ For the Sunlight Access QM, reference should be made to section 6.30 of the qualifying matter s32 report: <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32/Plan-Change-14-HBC-NOTIFICATION-Section-32-Qualifying-Matters-Part-3-15-March.pdf>

⁴² Appendix 35 available here: <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32-Appendices-1/PC14-QM-Sunlight-Access-Urban-Design-Rpt.pdf>

⁴³ For the Low Public Transport Accessibility QM, reference should be made to section 6.32 of the qualifying matter s32 report: <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32/Plan-Change-14-HBC-NOTIFICATION-Section-32-Qualifying-Matters-Part-3-15-March.pdf>

⁴⁴ Appendix 46 available here: <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32-Appendices-1/PC14-QM-s32-Low-Public-Transport-Accessibility-Areas-Three-Waters-Memo-s32-Appendix-46.PDF>

⁴⁵ Appendix 47 available here: <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32-Appendices-1/PC14-QM-s32-Low-Public-Transport-Accessibility-Areas-Greater-Christchurch-PT-Combined-Business-Case-s32-Appendix-47.PDF>

⁴⁶ Appendix 48 available here: <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32-Appendices-1/PC14-QM-s32-Low-Public-Transport-Accessibility-Areas-Greater-Christchurch-PT-Combined-Business-Case-s32-Appendix-48.PDF>

RICCARTON BUSH INTERFACE AREA

- 7.1.5 Riccarton Bush is located in very near proximity to the Riccarton commercial centre, which Council has classified as a large Town Centre. In doing so, a high density intensification response is required under s77G and Policy 3 of the NPS-UD, which has been proposed at six storeys. Giving effect to s77G means that HRZ would be introduced across much of the Riccarton Bush Interface Area. The Riccarton Bush Interface Area was initially considered as a QM in response to concerns raised by local residents and Riccarton Bush Board members through discussions on the draft Plan Change undertaken by Council in April and May 2022.
- 7.1.6 Concerns were raised about the effects tall buildings would have on the bush, notably: overshadowing of the bush, stormwater effects, and wider negative ecological and heritage effects. Council's formal draft of PC14 dated September 2022 captured an interface area applying to a number of sites immediately adjoining Riccarton Bush. This was based on Council's own assessment. Subsequently, the Council commissioned WSP to undertake a landscape heritage assessment to ascertain whether Riccarton Bush merits protection as a QM in terms of sections 6 and 77I of the RMA, which was completed by Dr Wendy Hoddinott. Dr Hoddinott's assessment also incorporated the views of local mana whenua, Ngāi Tūāhuriri Rūnanga, via consultation with Mahaanui Kurataiao Limited. Views expressed by mana whenua strongly supported the protections recommended by Dr Hoddinott, noting the site's values as a kāinga nohoanga (settlement) and kāinga mahinga kai (food-gathering place). Ngāi Tūāhuriri Rūnanga noted that "(...) the historical role of Pūtarikamotu [Riccarton Bush] as a mahinga kai for Ngāi Tūāhuriri tūpuna (ancestors) connects manawhenua in the present to the landscape and their whakapapa associations with it." A copy of their statement is included as **Appendix G** to this report.
- 7.1.7 The s32 report evaluated various options to consider the QM, primarily focusing on the height control. Since notification, Council has sought to clarify with Dr Hoddinott the potential effects of development if only building height were controlled, noting the sum of the remaining MDRS-directed MRZ controls. Dr Hoddinott considered that managing only height was inadequate.
- 7.1.8 Some submitters (e.g. #188, #44) have also noted the discrepancy in recommendations made by Dr Hoddinott and the notified proposal, therefore requesting that changes are made to better give effect to recommendations through maintaining the operative Residential Suburban Zone. MHUD (#859) expresses support for the QM for the purposes of environmental and cultural protection, subject to support from other submitters.
- 7.1.9 Those submitters in support of the QM have also suggested that the QM controls are extended to capture other sites with views of the Bush. Submitters in support of this approach (e.g.

#188, #44) have also requested that building heights be limited to 8m throughout the QM's extent, rather than a split between 8m and MDRS (11+1m) heights captured in MRZ.

- 7.1.10 The Riccarton Bush Trust (#44) supports the QM and its alignment with sections 6(b), 6(c), and 6(f) of the Act. The submitter has also requested that greater consideration be given to ecological threats to the Bush, including effects on: tree roots; soil hydrology; tree loss through surrounding intensification; and effects on the Bush from: increased building coverage in surrounds; decreased site sizes; limited outdoor living space requirements; shading; wind; heat island effects; light pollution effects from taller buildings impacting bird, gecko and insect behaviours within the Bush; and reverse sensitivity effects with greater populations near the Bush (thinning of adjacent bush; on-site root damage).
- 7.1.11 Other submitters have requested the removal of the QM on the basis that it is either too restrictive, does not meet the requirements of the Act, or does not suitably give effect to the Policy 3 intensification direction through the NPS-UD. These submissions (e.g. #187, #191, #189, #199, #351) have requested that the QM is reduced in scale to the 40 sites that Council had proposed previously. These submitters consider that this is supported by reference to subclause 3.32(1)(d) and 3.32(1)(e) of the NPS-UD, which relate to QMs over open space sites for public use (d), or for where a site has a designation or heritage order (e), but are silent on the application of subclause 3.32(1)(a) and its direct reference to section 6 matters of national importance. Some also state that only those areas away from Riccarton Road or its commercial centre (north of the site) should be restricted. Other submitters have simply requested the removal of the QM in its entirety (e.g. #69, #905, #110, #121, #351).
- 7.1.12 Dr Hoddinott's expert evidence is being filed together with this report (and the other evidence for the Council).
- 7.1.13 I accept and adopt Dr Hoddinott's evidence and her conclusions. Three sites are proposed to be added to the QM area, being 34, 36 and 36A Kahu Road, which I support.
- 7.1.14 The NPS-UD recognises that intensification within some Policy 3 areas may be inappropriate, with Policy 4 stating, "district plans applying to tier 1 urban environments modify the relevant building height or density requirements under Policy 3 only to the extent necessary (as specified in subpart 6) to accommodate a QM in that area." Clause 3.32(1)(a) under subpart 6 outlines that section 6 matters can be the basis for a QM, which is also captured within section s771(a).
- 7.1.15 While I accept that the area lies within the Policy 3(d) intensification catchment defined by the Riccarton Town Centre (as notified), I also agree the features that are sought to be protected are section 6 matters that must be recognised, specifically:
- a. Section 6(b): the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development;
 - b. Section 6(e): the relationship of Māori and their culture and traditions with their

- ancestral lands, water, sites, waahi tapu, and other taonga; and
- c. Section 6(f): the protection of historic heritage from inappropriate subdivision, use, and development.

7.1.16 The Riccarton Bush site is a scheduled ONLF and is covered by the following overlays in the operative Plan:

- a. Outstanding Natural Landscape/Feature;
- b. Site of Ecological Significance;
- c. Significant Individual Trees [multiple];
- d. Significant Trees Area (Riccartern Bush);
- e. Heritage Items [multiple];
- f. Heritage Settings;
- g. Ngā Tūranga Tūpuna [Site of cultural significance]; and
- h. Ngā Wai Lakes, Rivers and Streams.

7.1.17 Section 6(c) is also likely relevant due to the ecological significance of remnant podocarp forest within an urban setting (noting the recognition in the Plan that the Bush is a site of ecological significance).

7.1.18 Conversely, previous reporting providing for tree protection within the area highlight the ecological significance and sensitivity of the site to further development. Plan change 44³⁹⁴⁷ of the former City Plan sought to ensure that the following potential adverse effects on Riccarton Bush were addressed: root damage; fire; shading; water infiltration; and rubbish, weed, pesticide, and the spread of genetic plant matter onto the bush as a result of residential development near the bush.

7.1.19 The evidence presented during Plan Change 44 was based on the potential development that could be enabled under then existing City Plan controls, which included a SAM area (Special Amenity Area) along the north-western boundary. The Replacement District Plan sought to largely carry over this density, with Living 1 mostly becoming Residential Suburban, the SAM area being removed, and two sites along the southern boundary being zoned Residential Medium Density (**RMD**).

7.1.20 Evidence presented during the Replacement District Plan process largely recommended the transition of controls introduced via PC44 to the new Plan, which appears to have

³⁹ SEE CHANGE REGISTRY FOR CITY PLAN HERE:
[HTTPS://CCC.GOV.T.NZ/ASSETS/DOCUMENTS/THE-COUNCIL/PLANS-STRATEGIES-POLICIES-BYLAWS/PLANS/CITY- PLAN/24-CHANGE-REGISTER.PDF](https://ccc.govt.nz/assets/documents/the-council/plans-strategies-policies-bylaws/plans/city-plan/24-change-register.pdf)

been successful. It is assumed that the RMD re-zoning was not considered to have a substantive impact upon the bush.

- 7.1.21 Due to the additional modification of density standards in MRZ, it is anticipated that plan-enabled development capacity would reduce by 274 units, assuming a notified enabled density of 80 households per hectare, compared with a household density of 30 households per hectare. When considering that, on average, near 10% may be commercially feasible to develop, this equates to about 27 feasible units.

Waikanae Case Applicability

- 7.1.22 I am aware of Environment Court's decision in *Waikanae Land Company v Heritage New Zealand Pouhere Taonga* [2023] NZEnvC 056 (***Waikanae***), which addresses the scope of local authorities' powers in notifying an IPI in accordance with section 80E of the RMA. The decision is summarised in Ms Oliver's Strategic Overview section 42A Report.

- 7.1.23 I understand that a legal question considered in that case is whether a QM established through an IPI can validly restrict pre-existing development rights. In the case of the Riccarton Bush Interface Area, the QM height controls effectively replicate existing restrictions (noting the below exceptions). More broadly, the proposed controls are comparable to those in the operative Residential Suburban Zoning that encircles most of the Bush area, and indeed the new HRZ zoning, in conjunction with the QM, is more enabling of development than this operative zone. However, as noted above, the Replacement District Plan did introduce a small RMD area along Riccarton Road, where buildings can currently be 11m high but under PC14, with the new HRZ zoning but the Riccarton Bush Interface Area controls in place, they would be restricted to 8m high. In addition, St Teresa's school (Specific Purpose: Schools Zone) has operative control that enables 14m buildings. In these two particular circumstances the proposed QM would be more restrictive than current controls in light of if the Waikanae case were to be upheld.

Overview of Incorporation in Planning Documents

- 7.1.24 Part 2 of the Act sets out the purpose of the Act, identifying those matters of highest importance. As discussed above, this QM responds to at least three of the key matters of national importance (s6).
- 7.1.25 The operative Plan has sought to reflect this through applying multiple restrictive overlays over the site and its surrounds, including through zoning. Here, it is important to remember that QMs are a wholly new concept that no District Plan has integrated previously. In principle, the approach is to apply some form of restriction to respond to an identified feature of importance that may be at risk if intensification were to occur. In a pre-NPS-UD context, a viable approach to responding to such a threat may have been to simply 'downzone' the area in question – as such, the zoning itself was the response to the QM (as understood in this post-NPS-UD

context). To this end, the lesser intensification provided for through Residential Suburban Zone could be seen as a form of QM response (noting that the southern side of Riccarton Road has RMD zoning, while most of the area on the northern side of Riccarton Road is not – which is where Riccarton Bush is located).

7.1.26 The above layers are all captured under Chapter 9 – Natural and Cultural Heritage. The chapter is structured into five parts, representing the different sub-categories the above canvases. Objectives of particular relevance to this qualifying matter and the alignment with the proposal to protect the Bush is detailed below:

Relevant Operative Objective	QM Approach Alignment
<p>Objective 9.1.2.1.1 - Protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:</p> <p>Areas of significant indigenous vegetation and significant habitats of indigenous fauna are protected so as to ensure there is no net loss of indigenous biodiversity.</p>	<p>The site is considered an area of high indigenous biodiversity value. Protections proposed ensure their ongoing protection.</p>
<p>Objective 9.1.2.1.2 – Maintenance and enhancement of indigenous biodiversity:</p> <p>The Christchurch District’s indigenous biodiversity is maintained and enhanced.</p>	<p>The site is considered an area of high indigenous biodiversity value. Protections proposed ensure their values are maintained.</p>
<p>Objective 9.2.2.1.1 – Outstanding natural features:</p> <p>The outstanding natural features of the Christchurch District that are listed in Appendix 9.2.9.1.1 are protected.</p>	<p>Riccarton Bush is listed in Appendix 9.2.9.1.1 and identifies the following values:</p> <p>A remnant, largely unmodified area of low-land podocarp forest located within the wider urban environment.</p> <p>A park like landscape setting with significant buildings and trees.</p> <p>A long history and important cultural associations for both Ngāi Tahu and European with the settlement of Ōtautahi/Christchurch.</p> <p>The podocarp forest has important ecological values and a significant traditional mahinga kai of Ngāi Tahu.</p> <p>Important recreational and education values. The protections the proposed QM approach affords ensure that these values are retained.</p>

<p>Objective 9.3.2.1.1 – Historic heritage:</p> <p>a. The overall contribution of historic heritage to the Christchurch District’s character and identity is maintained through the protection and conservation of significant historic heritage across the Christchurch District in a way which:</p> <ul style="list-style-type: none"> i. enables and supports: <ul style="list-style-type: none"> A. the ongoing retention, use and adaptive re-use; and B. the maintenance, repair, upgrade, restoration and reconstruction; of historic heritage; and ii. recognises the condition of buildings, particularly those that have suffered earthquake damage, and the effect of engineering and financial factors on the ability to retain, restore, and continue using them; and iii. acknowledges that in some situations demolition may be justified by reference to the matters in Policy 9.3.2.2.8. 	<p>Historic features and settings over the Riccarton Bush site have been identified and retained through this Plan Change. This qualifying matter as sought to respond to their identified values through wider landscape heritage values and the potential detrimental effects greater building occupation and height in areas surrounding the site may have.</p>
<p>Objective 9.4.2.1.1 – Trees:</p> <p>a. Maintain and enhance the contribution of the Christchurch District’s significant trees listed in Appendix 9.4.7.1, and trees in road corridors, parks, reserves and public open space, to community amenity through:</p> <ul style="list-style-type: none"> i. landscape character and amenity; ii. heritage and cultural values; iii. purification of air and rainwater; iv. releasing oxygen and storing carbon; v. cooling of the built environment and waterways; vi. stormwater and erosion management; and vii. biodiversity protection and enhancement; <p>while providing for the reasonable use and enjoyment of property and landowner responsibilities.</p>	<p>The historic, cultural, and landscape values of the Bush have been identified and maintained through the application of this QM.</p>

<p>Objective 9.5.2.1.1 – Areas and sites of Ngāi Tahu cultural significance: The historic and contemporary relationship of Ngāi Tahu mana whenua with their ancestral lands, water, sites, wāhi tapu and other taonga is recognised and provided for in the rebuild and future development of Ōtautahi, Te Pātaka o Rākahautū and the greater Christchurch Area.</p>	<p>Pūtaringamotu Riccarton Bush is a site of cultural significance recognised by Ngāi Tūāhuriri. The protections proposed through this QM have been considered by Ngāi Tūāhuriri and are considered appropriate to ensure the ongoing protection of cultural values of the site.</p>
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7.1.27 Overall, the proposed QM for Riccarton Bush strongly aligns with the operative Plan objectives, given the values of the site identified both in the operative Plan and in reporting by Dr Hoddinott.

7.1.28 This approach is support by operative Strategic Objectives in the Plan, particularly:

a. 3.3.1 – Enabling recovery and facilitating the future enhancement of the district:

- The objective highlights the need for redevelopment to meet the long term social and cultural wellbeing needs of the community, including sustaining the important qualities and values of the natural environment.
- The proposed QM continues to protect an area of high value to the district, community, and mana whenua through ensuring that potential adverse effects of intensification are mitigated.

b. 3.3.3 – Ngāi Tahu mana whenua:

- This objective seeks to ensure that Ngāi Tahu are a partner in the management and decision making of development in Christchurch City, ensuring that their culture and identity are incorporated and reflected in future development.
- The QM response have incorporated the views of mana whenua and seeks to ensure that cultural values of high significance are protected.

c. 3.3.9 – Natural and cultural environment

- This objective seeks to ensure the ongoing access to high quality open spaces, whilst recognising outstanding natural features, landscapes, and indigenous ecosystems, their mauri, and of historical significance.
- Riccarton Bush is well regarded has having significant value for its landscape features, ecosystem, and both cultural and historical significance. Mana whenua identify the site’s value as a source of mauri. Protections proposed through the qualifying matter ensure that these values are maintained through the restriction of development adjacent to the site that would otherwise diminish these values.

7.1.29 The Mahaanui Iwi Management Plan 2013 is also of particular relevance to this QM.

7.1.30 Pūtaringamotu (Riccarton Bush) is for Ngāi Tūāhuriri Rūnanga a traditionally significant site and a mahinga kai reserve. IMP Issue IH7 highlights the historical widespread loss of indigenous biodiversity in the Ihutai catchment.

7.1.31 As Pūtaringamotu is one of the few remnant pockets of native bush within Ōtautahi and therefore its status must be maintained and enhanced. This is noted in IMP Policy IH7.4, which states:

- *To require that city and regional plan include specific policy and rules to protect, enhance and extend existing remnant and restore natural habitat area in the catchment, including but not limited to ... (b) Pūtaringamotu (Deans Bush).*

Difference in outcomes between full intensification scenario and the proposal:

7.1.32 The full intensification scenario for this area largely reflects the intensification enabled as a result of the scale and significance of the Riccarton commercial centre. The notified plan change identified that Riccarton, Hornby, and Papanui commercial centres all represented the most significant commercial centres outside of the city centre. The response was a 600m walking catchment surrounding the centre, enabling six storey development through applying HRZ within a relevant Precinct. In response to submissions raised, an 800m catchment has been considered more appropriate to meet the outcomes of the NPS-UD and has been previously addressed.

7.1.33 At this scale, high density zoning enabling six storeys would encircle most of the site, reaching parts of Hinau Street, north of the site. Reporting by Dr Hoddinott concludes that if fully developed the site would effectively lose its landscape presence, cultural value, and would likely cause adverse ecological impacts across the site.

Riccarton Bush interface conclusion

7.1.34 If QMs proposed as part of PC14 are progressed, development in the surrounds of the Bush would be reduced to a scale of either two or three storey development. While most of this would be directed through the Interface Area, it is acknowledged that the Airport Noise Influence Area (ANIA) would also influence this.

7.1.35 The ANIA as proposed covers almost all the adjoining residential sites, with the Riccarton Bush QM where the same height is proposed (8m) extends beyond this between the site and Riccarton Road, over the Rata/Kauri/Rimu block, and areas around Kahu Road. The result would be that a lesser intensified form would maintain the significant values of the Riccarton Bush site, protecting this for community, mana whenua, and local biodiversity.

7.1.36 As previously noted in reporting (see section 6.4), a submission by CIAL has recommended the extension of the ANIA significantly. The updated ANIA would completely envelop the Riccarton Bush site and the whole area identified as a sensitive interface to the Bush. The proposed effect of the ANIA is to maintain operative zoning and associated density. If applied, this would mean that density within the interface area would be less (i.e. more restrictive) than controls proposed

by Dr Hoddinott. In the event that the Panel accepts the case of the ANIA being extended, my recommendation would be to remove the Riccarton Bush Interface Area in its entirety as its intended outcomes (and greater) would be achieved by the updated ANIA.

7.1.37 However, if the Panel recommend a lesser extent of the ANIA or a density greater than that proposed by the Interface Area, my recommendation is for the Interface Area to remain as per the recommendation by Dr Hoddinott.

7.1.38 I therefore recommend that the qualifying matter for the Riccarton Bush Interface Area is progressed, with modifications as previously noted.

SUNLIGHT ACCESS QUALIFYING MATTER

7.1.39 The Sunlight Access QM is reflective of the City's unique characteristics, when relative to other Tier 1 Councils. In particular, it seeks to address the unique latitudinal and climatic conditions in Christchurch (which are different from those in other New Zealand cities) and applies a modified approach to MDRS in a moderate way, such that development envisaged by the Act effectively remains possible.

7.1.40 The QM seeks a more stringent recession plane approach to the height to boundary controls directed through MDRS density standards. Fundamentally, the MDRS control applies a uniform, static approach to recession planes, both in terms of angle height and plane angle, at all property boundaries (with some exceptions as set out in clause 12(2) of Schedule 3A to the RMA). The general standard is that buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries.

7.1.41 In the operative Plan, recession planes are typically taken at a height of 2.3 metres and have a variable angle depending on the orientation of the boundary. The variability of this angle changes in degrees (sometime by minutes) perpendicular to site boundaries. The operative Plan therefore provides a far more nuanced approach, applying a bespoke angle control for every parcel. The MDRS approach seeks to simplify matters in order to increase the ease of proposing uniform building designs at scale and to increase the ease with which multi-level developments can proceed. This approach increases the ease with which developments can proceed across Tier 1 Councils and others applying MDRS.

7.1.42 Where the MDRS height to boundary control is taken at 4 metres and 60°, the proposed Sunlight Access QM proposes to take the angle at a height of 3 metres and apply a variable angle based on site orientation, except for the northern boundary, which retains the MDRS 60° approach. For eastern and western boundaries, the plane angle is proposed to be reduced by 5° to 55°, and at the southern boundary the plane angle is proposed to be reduced by 10° to 50°. In summary the recession plane angle approach is as follows:

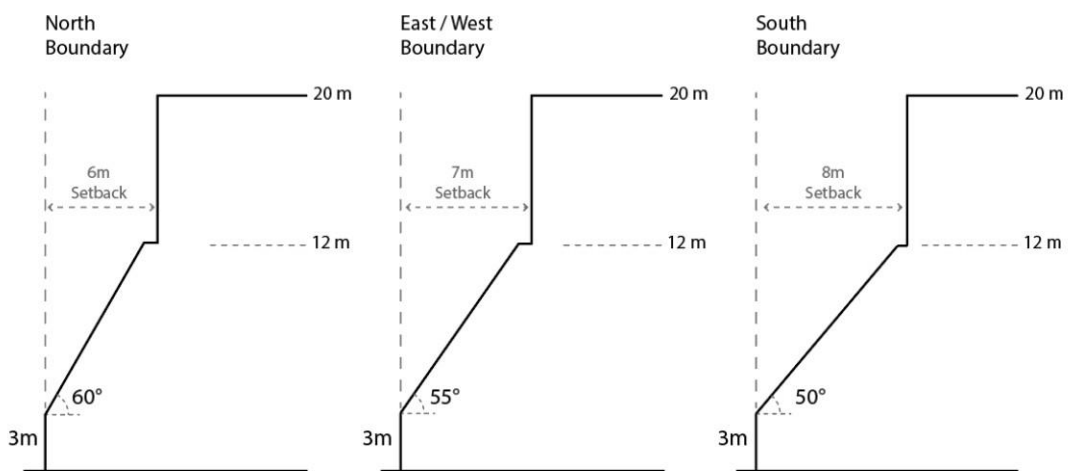
- a. Northern Boundary: angle taken at 3 metres above site boundary at 60°;

- b. Eastern/Western boundary: angle taken at 3 metres above site boundary at 55°; and
- c. Southern boundary: angle taken at 3 metres above site boundary at 50°.

7.1.43 An overall comparison is provided below:

Standard	MDRS	Sunlight Access QM
Height of plane	4m	3m
Northern boundary	60°	60°
Eastern boundary	60°	55°
Western boundary	60°	55°
Southern boundary	60°	50°

7.1.44 All other exemptions and standards associated with the MDRS height to boundary control are retained. In addition, recession plane exemptions proposed by Council within HRZ and the MRZ Local Centre Intensification Precinct are unaffected by the QM. Council has also proposed to implement limits to the application of recession planes, effectively removing recession planes for developments above 12 metres, subject to orientation-specific setbacks. In practice, this means that if a building is setback between 6-8m from side or rear boundaries (depending on site orientation), then only the maximum building height would control building height. This approach means that the centre of sites can be maximised to their full potential and is benefited by larger sites, or encourages sites to amalgamate to gain full advantage of this exemption. The combined effect of this is shown below (from Appendix 3 to the Residential s32 report):



7.1.45 Section 6.30 of the QM s32 report provide justification for the Sunlight Access QM approach. I am the author of this report and accept its findings.

- 7.1.46 Mr Hattam has prepared a statement of evidence. Atmospheric Scientist, Mr Liley (NIWA), has also prepared a statement of evidence.
- 7.1.47 The evidence presented by Mr Hattam has sought to respond to specific changes sought by submitters and queries on modelling approaches. Mr Liley's evidence has focused on the detailed sunlight modelling approach undertaken and the climatic rationale for a more bespoke approach to height to boundary controls. Overall, reporting highlights that the approach undertaken both to assess the unique characteristics of sunlight access in Christchurch, and modelling the effects of the proposed approach, is generally sound.
- 7.1.48 Submissions on the QM can be broadly summarised into three categories: some submitters seek to remove the Sunlight Access QM entirely; others seek to retain the QM as notified; and the third category of submitters seek to modify the QM further to be more restrictive of development, either retaining the operative approach or a more area-specific control for a particular suburb or environment (e.g. residential hills).
- 7.1.49 The majority of submitters favour removing the Sunlight Access QM. Those submitters consider that there is a lack of evidence supporting the QM, that it would unjustifiably protect the values of existing dwellings, and that it would result in a less efficient land use that would reduce housing affordability. Some submitters consider that the QM is not greatly different to recession planes applied currently under the operative Plan rules applying in medium- or high-density areas, so fails to respond appropriately to the intensification required under the new legislation. A large proportion of submitters (about 150) observed that the latitude of Christchurch is similar to some northern hemisphere cities in Europe and successfully achieved densities similar to, or greater than, MDRS.
- 7.1.50 Mr Hattam's evidence has thoroughly canvassed the difference in MDRS outcomes between northern Tier 1 cities in New Zealand and Christchurch, with his expert evidence addressing some of the concerns raised by submitters. Mr Liley has also added further evidence on this matter, discussing the relative climatic difference between New Zealand cities.
- 7.1.51 When regarding approaches in cities in the Northern Hemisphere, it is accepted that similar or greater densities exist. However, such developments are typically constructed comprehensively (across an entire city block), with very specific design standards, are master planned, or are the product of redevelopment following mass destruction caused through WWII. I refer to Mr Hattam's evidence on this matter. These examples are not comparable to the New Zealand context as the planning systems and land tenure controls differ greatly. Whilst good design and amenity outcomes are likely in such examples, the sum controls to achieve these are very restrictive in nature and have been imposed in a very different social and planning context to the present changes in New Zealand relating to the MDRS and the NPS-UD.
- 7.1.52 A large number of submitters express support for the QM, but seek a more stringent approach, with many requesting that the operative Plan recession planes simply apply. Other requests

include the addition of metrics for minimum sunlight levels (such as no less than three months with no sunlight at ground level (or conversely, an angle that would not result in shading three months of the year); imposition of an Australian standard requiring sunlight access for at least two hours per day; restricting building heights to five storeys; provision of enough light to dry washing outdoors; and better consideration for the passive heating capacity the sun may otherwise provide. Others request a more restrictive approach to accommodate existing dwellings and avoid the loss of amenity values, some in relation to specific areas in the city.

7.1.53 Reporting by Mr Hattam has shown that the operative Plan recession plane controls are not fit-for-purpose to achieve the intensified residential forms prescribed through MDRS and the NPS-UD, and nor is the MDRS standard appropriate in the local context. The Council's approach to modifying the MDRS height to boundary control seeks a standard that is practical to apply and still achieves the intended outcomes of the Housing Supply Amendment Act – i.e. the QM restricts the MDRS only to the extent necessary to accommodate the need for appropriate sunlight access in Christchurch.

7.1.54 In my view introducing specific light metrics, such as hours or months of light, can be impractical and increase reporting requirements for simple development proposals. The recession plane approach (height and angle) is well understood in the industry. The Council's proposed approach to use the compass orientation to determine the appropriate angle echoes what is used in the operative Plan (and previous City Plan) but simplifies it by only having four different options, rather than the multitude of different angles that can apply in the current rule framework. Lastly, the Council's approach is premised on the whole of the city being assessed under one latitude and climatic characterisation, which I consider to be more appropriate than applying different plane angles/heights across the City.

7.1.55 A number of additional exemptions are sought by submitters. This includes:

- a. exempting specific architectural features;
- b. greater enablement of perimeter block development in MRZ (through front site recession plane exemptions), greater exemptions for where the recession plane would not apply (above 12m);
- c. only applying the QM along southern boundaries (i.e. so this only targets where this would affect the opposing northern boundary of parcels);
- d. removing MDRS along specific zones (open space, commercial, mixed use, specific purpose zones); or
- e. only applying MDRS along specific zones (open space, commercial, mixed use, specific purpose zones).

7.1.56 The notified proposal has included a number of exemptions to ensure that higher density development opportunities are able to progress, or where the effects of increased heights are suitably mitigated through increased setbacks for buildings less than 12m in height. I refer to the

Sunlight Access technical reporting by Mr Hattam included in the s32 material for the QM (Appendix 35).

7.1.57 I do not support exemptions at different zone interfaces because in all of these zones (except open space zones) residential activity is still permitted across the zone or above the ground floor. This approach would therefore fail to achieve the appropriate level of residential amenity that the QM is intending to achieve. Regarding open space interfaces, I have consulted with Senior Open Space Planner, Pete Barns, who makes the following observations:

- a. *Typically parks are utilised by a wide range of age groups, for both passive and active recreation. Park activity and utilisation may be low at times, but very high on other times, depending on day / time. In developing a new park site, or during an existing park renewal process, planning is undertaken to manage conflict with adjacent property owners. For example structures (e.g. playground equipment), mounds (for running up/down) and tree location observe set-back distances from boundaries (e.g. playground equipment is not located within 10m of a boundary, as per District Plan).*
- b. *Despite parks planning design, and managing activity to comply with District Plan noise limits (dBA), the Parks Unit still can receive noise complaints from neighbours regarding park activity (e.g. flying fox operation, bouncing basketballs), or complaints from neighbours who claim their privacy is being violated by being able to view park user activity from within their own property (e. g. dwelling window/balcony/backyard). In addition, park land can also experience shading from adjacent private buildings and trees which effects the quality and maintenance of our assets (e.g. trees, turf, structures), as well reducing the character, visual amenity and park user experience.*
- c. *If neighbouring properties adjacent to parks were permitted to build closer to the park boundary (i.e. reduced boundary set back distance and/or recession plane) greater conflict and complaints would be anticipated. This is likely to include neighbours complaining about perceived noise and visual effects. In addition, the park land would also likely be adversely affected by greater shading of turf, trees and structures, which in turn adversely effects park character, visual amenity and user experience. As our population grows, more people are expected to access and utilise parks areas, which will likely only intensify conflict.*

7.1.58 I support exemptions for minor architectural features, but do not support exemptions for gable ends that some submitters seek. This is because gables located along the neighbouring boundary can cause additional shading effects. It is also noted that there are no planes proposed for the front of parcels, therefore I do not consider that there is an issue with gable ends for the street-facing façade of buildings.

Sunlight Access QM in HRZ

- 7.1.59 Most submitters in relation to the Sunlight Access QM seek the same outcome within both MRZ and HRZ, but some submitters seek specific changes to the approach within HRZ, as discussed below.
- 7.1.60 Some submitters express only partial support for the QM approach in HRZ. Additional exemptions or controls sought include:
- a. only applying the QM to residential areas outside of the central city (ie beyond the 4 Avenues);
 - b. modifying the exemptions for perimeter block development to be either more lenient (21.5m) or more restrictive (12m of depth or 40%);or
 - c. inserting additional standards for when exemptions would apply, such as depending on a further evaluation of section size, aspect, and/or street width.
- 7.1.61 As summarised above, the Council has proposed to remove recession planes for developments above 12 metres, subject to orientation-specific setbacks, in the HRZ. In my view that represents a practical and appropriate approach. Within HRZ and the MRZ intensification Precinct, further exemptions are provided for dwellings within the first 20m of parcel depth (or 60%, whichever is lesser). The 20m depth still allows for a typical development, even incorporating an MDRS-compliant front yard setback. The parcel depth exemption also creates options to step the rear of the building down at the rear or focus development on the centre of the site where no recession planes apply (utilising the 12 metre recession plane rule).
- 7.1.62 Reference should be made to evidence by Mr Hattam regarding recession plane exemptions. He notes that the approach tries to balance development opportunities with depths, in so far as the exemption incentivises development along the front proportion of the site, increasing street engagement and providing opportunities for rear private amenity space. A balanced approach is needed with the QM to ensure that provisions are still practical and able to deliver an intensified urban form.

Alignment with intended Housing Supply Amendment Act outcomes & planning documents

- 7.1.63 Many of the submitters who do not support the QM state that the approach does not align with outcomes sought by the Housing Supply Amendment Act and NPS-UD. Both the Act and the NPS provide the means to progress with ‘other’ QMs on the basis that there are unique characteristics that mean a more intensified urban form is inappropriate, and where an assessment against section 77L of the Act has been completed (s77L(j)).
- 7.1.64 An assessment against s77L has been completed as part of the s32 QM reporting on the Sunlight Access QM⁴⁰ and is not repeated here.

^{48 40} See paragraphs 6.30.1 to 6.30.21 and paragraphs 6.30.21 to 6.30.32.

7.1.65 Matters raised by submitters about the modelling approach used by the Council are addressed in Mr Hattam's evidence, and Mr Liley (an Atmospheric Scientist) comments in his evidence on submitters' comments that are within his area of expertise.

7.1.66 In summary, drawing on the evidence of those witnesses as necessary, I agree that Christchurch has a unique sunlight profile and climate that materially differs from the environment and conditions on which the MDRS have been based. When applied to a Christchurch context, development in line with the MDRS recession plane would result in comparably greater negative effects than elsewhere. The benefits of sunlight access have been well canvassed academically and are an important feature within cooler climates.

7.1.67 The Canterbury Regional Policy Statement includes direction applicable to this QM:

a. Objective 5.2.1 – Location, Design and Function of Development

- This objective describes how developments within urban areas should be designed in a matter that is well designed to provide for people's health and safety, wellbeing, and minimises energy use or improves energy efficiency.
- The proposed QM would improve people's wellbeing (compared to if the QM were not applied) and reduce energy use through greater passive heating potential.

b. Objective 6.2.2 – Urban form and settlement pattern

- This objective seeks the consolidation of commercial centres. The QM approach still provides for HRZ development within and around centres and is not materially detracting from this objective.

c. Objective 6.2.3 – Sustainability

- The objective centres on how development should be progressed following the Canterbury earthquake. It focusses on incorporating good
- urban design, amenity and cultural values, and for developments to provide environments that are healthy, sustainable, functionally efficient, and prosperous.
- By better protecting Sunlight Access, housing is able to be constructed in a manner that delivers healthier environments and improves the sustainability of development through improved passive heating exposure.
- The development form is still actively providing for an intensified urban form, improving efficiency and the ongoing commercial feasibility of developments through greater guarantees of sunlight access.

7.1.68 The operative Plan contains objectives that support the direction of the QM:

a. Strategic Objective 3.3.7 – Urban grown, form and design

- Highlights the need for urban growth to be attractive and for amenity values to be identified.

b. Residential Objective 14.2.4 – High quality residential environments

- This objective seeks to articulate strategic objective 3.3.7, stating the residential neighbourhoods should seek to deliver quality, sustainable, high amenity living environments.
- The Sunlight Access QM seeks to strike a balance between greater enablement (as per the MDRS and NPS-UD), whilst also reflecting the unique characteristics of Christchurch and the direction to provide sustainable, quality residential environment.

7.1.69 Part 2 of the Act directs that the Council and Panel, in devising and making recommendations on PC14, have particular regard to: the efficiency of the end use of energy (s7(ba)); maintenance and enhancement of amenity values (s7(c)); maintenance and enhancement of the quality of the environment (s7(f)); and the effects of climate change (s7(i)).

7.1.70 ‘Amenity values’⁴¹ and ‘environment’⁴² are both defined in section 2 of the Act, and those words, together with the directives in section 7, can be seen to encompass the physical qualities that

7.1.71 The NPS-UD seeks to provide further definition around the concepts of ‘amenity’, specifically through:

- Objective 4:** *New Zealand’s urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.*
- Policy 6:** *When making planning decisions that affect urban environments, decision-makers have particular regard to the following matters: [...] (b) that the planned urban built form in those RMA planning documents [that have given effect to the NPS-UD] may involve significant changes to an area, and those changes: (i) may detract from amenity values appreciated by some people but improve amenity values appreciated by other people, communities, and future generations, including by providing increased and varied housing densities and types; and (i) are not, of themselves, an adverse effect.*

⁴¹ **amenity values** means those natural or physical qualities and characteristics of an area that contribute to people’s appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes.

⁴² **environment** includes—ecosystems and their constituent parts, including people and communities; and

- all natural and physical resources; and
- amenity values; and
- the social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) or which are affected by those matters

7.1.72 I understand these provisions to envisage plans developed to give effect to the NPS-UD – in this case, PC14 – articulating how amenity values (as defined in section 2 and noted in section 7 of the Act) should be defined, in the modern context, in a way that achieves a more consolidated urban form as prescribed by the NPS-UD. Policy 6 supports intensification by acknowledging that plans can validly contemplate amenity values in an area changing over time, with that change not (necessarily, of itself) being an adverse effect.

7.1.73 PC14 is, of course, the IPI giving effect to MDRS and Policy 3 of the NPS-UD. It provides for a greatly intensified urban form, beyond that envisioned under the operative Plan. Through PC14, amenity values in the relevant areas are proposed to change greatly. In this respect, the consideration of Policy 6 is not applicable in the consideration of the Sunlight Access QM as this deals with the transfer of amenity values as a result of a more intensified urban form, which the Sunlight Access QM still provides for.

Waikanae Case Applicability

7.1.74 I have noted above the Waikanae decision of the Environment Court, in respect of which a question arises as to whether a proposed QM has the effect of constraining status quo development rights.

7.1.75 Testing has been undertaken by Mr Hattam to compare the proposed Sunlight Access QM to recession planes used in the District Plan. This shows that no recession plane calculated in accordance with the operative Plan rules is more enabling than the recession planes provided for in PC14, incorporating the Sunlight Access QM. The plane used by the QM is very similar to operative plane used for the Residential Central City Zone (**RCC**), the most enabling residential zone. Whilst the northern aspect of the RCC plane is 65°, 5° steeper than the 60° set by MDRS, and 2°30' steeper on the east and western boundary than the 55° the QM proposes, this is seen as directly comparable to the Sunlight Access QM due to the increased height the plane is taken from (a 0.7m increase). It is therefore considered that the QM is not considered to be more restrictive than the operative District Plan controls.

Conclusion

7.1.76 In conclusion, I support the rationale for the Sunlight Access QM and how it has been applied as part of the IHP. In my view the Sunlight Access QM is a modest, warranted restriction on development, including for the reasons given by Mr Hattam and Mr Liley in their evidence.

7.1.77 While I acknowledge the 'proxy effect' that this has had through removing the immediate legal effect of MDRS through s86BA, in my view the Sunlight Access QM meets the requirements of the Act and does not significantly or excessively diminish the delivery of housing in Christchurch, particularly given the broader context of PC14 facilitating an exponential increase in delivery of medium density housing compared to the operative Plan controls.

LOW PUBLIC TRANSPORT ACCESSIBILITY AREA

- 7.1.78 The Low Public Transport Accessibility Area QM (**LPTAA**) is proposed to restrict development in medium and high density areas to within those areas with the highest accessibility to core public transport corridors, or where public transport connects high employment centres together. It seeks to ensure that new development does not further promote the use of private vehicle transport and instead focuses intensification within areas where its benefits are best felt.
- 7.1.79 Expert witness statements relating to the LPTAA QM have been provided by Mr Morahan (CCC) on transport, and Ms McDonald (CCC) on wastewater and water supply, and Mr Norton (CCC) regarding stormwater management.
- 7.1.80 The effect of the LPTAA is that approximately a third of relevant residential zones have the overlay applied. The effect of the overlay is to retain operative zoning. The section 32 report outlines how the LPTAA has been applied and its justification as a QM. I accept and agree with the conclusions of the report, apart from in some respects that I discuss below (as well as elaborate on matters that should be considered further, in my view).
- 7.1.81 Submissions have highlighted how the QM has not met the tests required of an ‘other’ QM under s77L of the Act. I partially accept these submissions – insofar as I agree that further analysis under s77L(c)(iii) is warranted – and offer the following further assessment under the Act.
- 7.1.82 **S77L(a)** requires identification of the specific characteristic that makes the level of development provided by the MDRS (as specified in Schedule 3A or as provided for by policy 3) inappropriate in the area.
- 7.1.83 The characteristic that this QM reflects is the nature of core public transport infrastructure, but is also strategic in nature. Essentially, it seeks to ensure that intensification directed by the Housing Supply Amendment Act is delivered in the most efficient means possible, aligning infrastructure investment and reducing greenhouse gas emissions. The public transport network has been used as the means to spatially define this quality for three core reasons:
- a. Infrastructure investment;
 - b. Private vehicle use; and
 - c. Alignment with commercial centres.
- 7.1.84 Through better spatially defining the locations where MDRS are to be delivered, better investment decisions in the likes of roading the three waters is made possible. This is a direct response to Objective 6 of the NPS-UD. Evidence provided by Ms McDonald demonstrates the work programme set to service existing medium and high density areas and the impacts that expanding this out to the entirety of the urban environment would have on investment decisions and on ratepayers. Simply enabling MDRS throughout this full extent would likely set unrealistic expectations for long-term delivery of assets and the ability to intensify. Plan-enabled

development to that extent is also illusory; the Council still maintains the ability to deny building consent applications where insufficient network capacity is provided for, and it does exercise that power. This is currently an issue in the Shirley catchment, where parts are zoned for medium density development; in that area it can transpire that sections are bought, plans developed, and resource consents granted (on the basis of the permissive Plan controls), only for building consent to be denied at the end of the process. This is an inefficient means of land use management and one that could be significantly exacerbated under the full MDRS scenario.

7.1.85 Evidence presented through the QM s32 and through expert evidence presented by Mr Morahan speaks to transport use and management in Christchurch. This highlights the very high use of private vehicles throughout the city. Increases in housing in medium density areas that have poor access to public transport options is obviously likely to increase private vehicle use, and in doing so, increase greenhouse gas emissions. Evidence also shows that propensity to use public transport is greatest within a 10 minute / 800m walking catchment of routes with high frequency. The combined effect of the QM is to incentivise development within these highly accessible areas, conversely reducing this ability outside these areas. This approach is supported by Objective 8 of the NPS-UD. The 'characteristic' that this therefore seeks to respond to is both the spread of the city and the limitations on its public transport network, coupled with the high use of private transport across the city.

7.1.86 Lastly, by focusing on core public transport corridors and those routes that connect high employment centres, all applicable Policy 3 commercial centres continue to be intensified. The QM does not reduce any HRZ area. On the contrary, through restricting outlying areas from medium density development, the potential success of Policy 3 enablement is increased. This approach is support by Objectives 1 and 3 of the NPS-UD.

7.1.87 **S77L(b)**: justifies why that characteristic makes that level of development inappropriate in light of the national significance of urban development and the objectives of the NPS-UD:

7.1.88 Part 2.1 of the residential section 32 report provides an analysis of the proposal against the relevant objectives of the NPS-UD, generally, and section 6.32.35 of the QM section 32 report provide analysis of how the QM approach aligns with the NPS-UD. I agree with this assessment and note the above reference to specific NPS-UD objectives.

7.1.89 **S77L(c)(i)** requires a site-specific analysis that identifies the site to which the matter relates.

7.1.90 The LPTAA is based on a catchment that focuses on those residential parcels that lie beyond an 800m walking catchment from bus routes used for the QM. In drawing the boundary of the QM, a pragmatic approach is undertaken whereby the extent of the QM is lessened (i.e. the enabling catchment extended) where doing so would achieve greater integration and continuity of medium density areas. This means that the overall catchment is at least a 10-minute walking area, extending this on an urban form basis.

7.1.91 Below are a number of examples of where the walking catchment falls (green fill / red outline) and where the MRZ boundary has been drawn (yellow):





7.1.92 It should be noted that there are circumstances where MRZ has also been unrestricted through this QM in order to:

- a. Ensure there is an adequate transition (200m) from HRZ to suburban areas;
- b. Reflect the very low propensity for further development over newly-developed greenfield areas; and
- c. Prevent restrictions in areas currently zoned for greater intensification (RSDT and RMD) under operative zoning.

7.1.93 The walking catchment and those who meet the above criteria have been assessed at a site-specific level.

7.1.94 **S77L(c)(ii)** requires a site-specific analysis that evaluates the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter.

7.1.95 As above, the main characteristic that has been evaluated in respect of the QM is the proximity (or lack thereof) of sites to core public transport routes and specific routes connecting employment centres together.

7.1.96 Put simply, the characteristic is a lack of access to frequent public transport in some parts of the city, given its spread and its largely fixed core public transport network. Evidence provided by Mr Morahan demonstrates that the location and distribution of Christchurch's core public transport system is a product of historic investment and planning of key roading corridors, which have largely been unchanged for over 100 years. Mr Morahan's evidence highlights that the means to

alter these routes is cost prohibitive, with service frequency and quality being the key levers available to increase patronage. The result is that the location of these corridors is unlikely to undergo fundamental changes in the coming years.

7.1.97 Routes used are based on both current and future investment in the public transport network that both the Council and Canterbury Regional Council have committed to through the Public Transport Futures plan (2021). It is recognised that the business case for Mass Rapid Transport (**MRT**) is currently underway in collaboration with Waka Kotahi; if MRT is progressed and implemented in the Regional Land Transport Plan (**RLTP**), the Council(s) will be required to undertake a supplementary plan change to give effect to Policy 3(c)(i)⁴³. The earliest this is likely initiated is 2028, after the adoption of the 2027 RLTP.

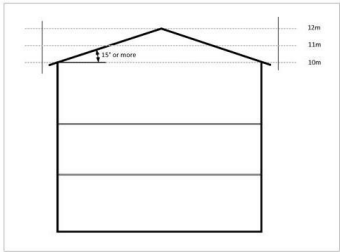
7.1.98 **s77L(c)(iii)** requires a site-specific analysis that evaluates an appropriate range of options to achieve the greatest heights and densities permitted by the MDRS (as specified in Schedule 3A) or as provided for by policy 3 while managing the specific characteristics.

7.1.99 The s32 report concludes that the operative zones are the most appropriate means to address the qualifying matter. While this is likely to limit density in a way where medium density is not possible, the conclusion does not provide a detailed analysis of which aspects of MDRS must be reduced to accommodate the QM. In my view more information is required to address the requirements of s77L(c)(iii).

7.1.100 The below provides a table overview of MDRS density standards, how they relate to medium density, and options for how the QM could further modify density standards in accordance with the purpose of the LPTAA – restricting the ability for medium density to be developed.

MDRS density standards	Whether standard delivers medium density & options to better control lower density outcome
<i>Number of residential units per site</i>	

⁴³ This required the enablement of “*building heights of at least six storeys within at least a walkable catchment of existing and planned rapid transit stops.*” It is further directed through the definition of ‘planned’ under the NPS-UD, defined as: “*planned in relation to forms or features of transport, means planned in a regional land transport plan prepared and approved under the Land Transport Management Act 2003.*”

MDRS density standards	Whether standard delivers medium density & options to better control lower density outcome
<p><i>There must be no more than 3 residential units per site.</i></p>	<ul style="list-style-type: none"> • This, alongside subdivision control, can lead to drastic incremental change in density. However, the impacts are only felt if there is a no site density control. • Hill sites are far more sensitive and constrained: there is erosion/water risk (not part of QM); the topography means network (re)configuration is very constrained. Public transport accessibility on hill sites is a key constraint. <p>OPTIONS:</p> <ul style="list-style-type: none"> • Apply MDRS (3 units per site), but apply a site density control. • Site density of 400m² per unit for suburban sites. • Site density 650m² per unit for hill sites
<p>Building height</p> <p><i>Buildings must not exceed 11 metres in height, 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 15° or more, as shown on the following diagram:</i></p> 	<ul style="list-style-type: none"> • Height relates to 2-4 storeys and easily provides for medium density. • Increased height alongside common wall exemptions in MDRS can easily provide for scale medium density development. <p>OPTIONS:</p> <ul style="list-style-type: none"> • Set 8m height limit. • Recess upper heights to only enable on larger sites.
<p>Height in relation to boundary</p> <p><i>Buildings must not project beyond a 60° recession plane measured from a point 4 metres vertically above ground level along all boundaries, as shown on the following</i></p>	<ul style="list-style-type: none"> • Designed for medium density (or greater) development and would likely cause conflict when applied in a suburban density. • Sunlight Access QM would reduce this down further.

MDRS density standards	Whether standard delivers medium density & options to better control lower density outcome
<p><i>diagram. 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.</i></p> <p><i>(2) ...</i></p>	<p>OPTIONS:</p> <ul style="list-style-type: none"> • The Sunlight Access QM applies.
<p>Setbacks</p> <p><i>Buildings must be set back from the relevant boundary by the minimum depth listed in the yards table below:</i></p> <p><i>Yard Minimum depth</i></p> <p><i>Front 1.5 metres</i></p> <p><i>Side 1 metre</i></p> <p><i>Rear 1 metre (excluded on corner sites)</i></p> <p><i>This standard does not apply to site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.</i></p>	<ul style="list-style-type: none"> • Designed for medium density (or greater) development. • Front setback are designed for higher density typologies where greater street engagement is necessary. • Common wall exemption is designed to enable development of attached dwellings and flats. <p>OPTIONS:</p> <ul style="list-style-type: none"> • Apply RSDT control: 4.5m or 5.5m where a garage door faces the street. • Retain side and rear control, which is the same as the current plan • Set fixed setback for all buildings.
<p>Building coverage</p> <p><i>The maximum building coverage must not exceed 50% of the net site area.</i></p>	<ul style="list-style-type: none"> • Designed for medium density (or greater) development. • Could lead to inefficient land use; better encourage height when viewed in combination with lesser site sizes. <p>OPTIONS:</p> <ul style="list-style-type: none"> • Apply RSDT for multi-unit development of 40% site coverage. • Could be 40% if two units per site, otherwise 35%. Restriction needed for scale sites. • 35% site coverage on residential hill sites. • No multi-unit bonus.
<p>Outdoor living space (per unit) – Summarised</p> <p><i>Ground floor:</i></p> <p><i>- 20m² balcony, patio, or roof terrace @ GL</i></p>	<ul style="list-style-type: none"> • Unlikely to have a greater impact, as site coverage and site density control better manages this – only issue is about lack of

MDRS density standards	Whether standard delivers medium density & options to better control lower density outcome
<p>- 3m minimum dimension @ GL</p> <p><i>Balcony, patio, or roof terrace:</i></p> <p>- 8m² at minimum dimension of 1.8m</p> <p><i>May be grouped communally, or directly adjacent to unit.</i></p>	<p>proportionate response for scale dwellings, but outlook should address this.</p> <p>OPTIONS:</p> <ul style="list-style-type: none"> • Retain MDRS density standard.
<p>Outlook space (per unit) – Summarised</p> <ul style="list-style-type: none"> - 4 x 4m from principal living room - 1 x 1m from all other habitable rooms <p><i>It may:</i></p> <ul style="list-style-type: none"> - Be over driveways, footpaths within site, or over public streets or open spaces - Overlap vertically on same plane - Under or over balcony 	<ul style="list-style-type: none"> • Simply acts as an additional setback • Is designed to work with outdoor living • Will provide for variation along the boundary <p>OPTIONS:</p> <ul style="list-style-type: none"> • Retain MDRS density standard.
<p>Windows to street</p> <p><i>Any residential unit facing the street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.</i></p>	<ul style="list-style-type: none"> • This is quite high for a suburban density. • Was designed for greater street engagement for a medium density form. <p>OPTIONS:</p> <ul style="list-style-type: none"> • Make this more enabling under s77H, to be 15%. • Apply sum of modified approach under PC14. • Do not apply this MDRS standard.
<p>Landscaped area</p> <p><i>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.</i></p> <p><i>The landscaped area may be located on any part of the development site, and does not</i></p>	<ul style="list-style-type: none"> • Same effect in other areas regarding lack of tangible landscaping and removing tree canopy. • Applying the tree canopy FC control here should help. <p>OPTION(S):</p> <ul style="list-style-type: none"> • Simply apply rule as per MRZ/HRZ and PC14.

MDRS density standards	Whether standard delivers medium density & options to better control lower density outcome
<i>need to be associated with each residential unit.</i>	

7.1.101 In applying the above approach to the QM, the following aspects of MDRS would also need to be modified:

- a. Modify Clause 6 – objectives and policies;
- b. Modify Clause 5 – notification;
- c. Modify Clause 7-8 – to avoid the zero allotment size for existing and proposed.

7.1.102 In summary, I recommend that the following standards are suitable to manage the qualifying matter:

Type of Standard	Control
Number of units per site	No standard for number of units; managed via site density.
Site density	One residential unit per 400m ² or 650m ² on residential hills sites.
Building Height	8m permitted.
Height in relation to boundary	As per Sunlight Access qualifying matter.
Setbacks	Front: 4.5m or 5.5m where a garage door faces the street. Side and rear: 1m (MDRS)
Building coverage	35% building coverage of net site area.
Outdoor living space	As per MDRS / MRZ.

Outlook space	As per MDRS / MRZ.
Windows to street	Do not apply MDRS density standard.
Landscaping	As per MRZ.
Subdivision control	Minimum site size of 400m ² with a site dimension of no less than 15m.

7.1.103 The resulting control permits the development of 400m² sites with a building coverage of up to 140m² (35% site coverage), enabling development of either single or two-storey dwellings. The number of units per site within MDRS has been removed because this is addressed through site density control per unit. Only the front setbacks have been modified from MDRS, in light of the lesser density enabled and lesser need for greater street engagement, also resulting in the removal of windows to street control. Outdoor living space, outlook space, and landscaping controls are either as per MDRS density standards or as proposed through MRZ.

7.1.104 Adopting the above approach means that there may be an avenue for medium density development to progress within the QM extent. Sections 8.3 and 9.8 of this report provide further detail on the nature of submissions and recommended MRZ framework within QM.

7.1.105 Some submissions have also asserted that catchments from specific core bus routes have been inadvertently captured within the QM restricting development within highly accessible areas. I specifically wish to reference the submission from Canterbury Regional Council (**CRC**).

7.1.106 The CRC submission notes that part of other bus routes are not accounted for. This is a point raised by a number of other submitters. Some of these submitters also note that through alignment with the Public Transport Futures work, the QM does not also respond to the current high frequency bus routes. I have considered this further, comparing this to the notified QM extent and have noted that the following bus routes need to be better considered:

- a. The Orbiter bus route
- b. Blue Line (#1) – Hackthorne Road
- c. Orange Line (#7) – Travis / Parklands
- d. Purple Line (#3) – St Andrews Hill, Balmoral Hill, Redcliffs, Clifton, and Sumner

7.1.107 The Blue Line (#1) is a high frequency route that is also identified in the Plan Change Futures Plan as increasing in frequency. However, the section that traverses Hackthorne Road is at a

lower frequency currently and is not intended to be increased. I therefore recommend that the catchment from this section of the bus line have the LPTAA apply.

7.1.108 The Orange Line (#7) extends to Parklands, however the full extent of this line is not intended to be at the highest frequency in the future. Nonetheless, this is currently at a high frequency and should therefore have the LPTAA removed from an 800m catchment surrounding the route corridor.

7.1.109 The Purple Line (#3) extends to Sumner, however only a proportion of the service (to Woolston) is intended to be at the highest frequency. This was the approach undertaken for the catchment in PC14 as notified, and indeed extending this further to the Ferrymead commercial centre due to the relative scale of the centre (noting the influence of coastal hazard QMs in this area preventing any further intensification). Applying the approach whereby both current and future high frequency routes are considered means that residential areas within 800m catchments from the corridor of the Purple Line in these areas should have the LPTAA removed. However, I also consider that the evidence from Ms McDonald is of particular relevance. This details how the wastewater catchment is particularly constrained and is unable to cater for medium density development within the catchments of the Purple Line. Upgrading the wastewater network here is likely to have significant cost implications, which would need to be distributed throughout the wastewater network – a cost that all ratepayers would bear, rather than where medium density would be provided. Enabling development within this catchment therefore has the potential to increase costs across to ratepayers across Christchurch City, being inflationary to housing costs and reducing affordability. I therefore do not recommend removing the LPTAA further east of Ferrymead.

7.1.110 Other submitters who supported the QM approach also noted the above discrepancies, some also making specific reference to the need for the qualifying matter to be applied to residential hill area due to the poor level of accessibility across the Port Hills (in terms of accessibility to public transport and commerce).

7.1.111 The majority of submissions did not support the QM approach or sought further modifications. The predominant two reasons for opposing the QM was because of its effect on limiting growth across the city and its inability to be able to respond to future changes to the network. Addressing the first issue, the capacity assessment included within the QM s32 Report demonstrated the vast amount of development capacity that the totality of PC14 would still be likely to deliver with all QMs applied – some 800,000 Plan-enabled (theoretical) units and in the order of 100,000 commercially feasible units. When compared against population demand detailed in the 2021 HCA, the development capacity that PC14 is likely to deliver is between 50 to 100 years of development capacity. This is also likely to increase with proposed changes recommended through this report (see below section on changes to development capacity).

7.1.112 While the QM has used both existing and future core public transport routes, evidence presented by Mr Morahan has highlighted how core routes are highly unlikely to change into the future. This is due to the type of roading infrastructure needed to deliver such frequency and the reality that creating such additional infrastructure is cost-prohibitive in areas where mass private land purchasing is required. In addition, the total sum of the catchments used have largely coalesced together, resulting in a fairly uniform area where medium and high density housing is enabled. This means that any changes to networks are likely to be within the MRZ and HRZ catchment. Lastly, as noted earlier, Council is required to review the Plan on a regular basis and will need to respond any future rapid transport route planned for in accordance with Policy 3(c)(i) of the NPS-UD.

7.1.113 In considering the above changes, I believe the most appropriate option is to zone all of the area affected by the LPTAA as MRZ with two new Precincts: one covering areas zoned as Residential Suburban Zone or Residential Banks Peninsula, as notified; and one covering the areas zoned as Residential Hills, as notified. Rules for Precincts should be set out under the Area-Specific Rules section of the MRZ sub-chapter (14.3). Reference should be made to the recommended changes detailed in section 9.8 of this report. Lastly, it is not necessary to retain the LPTAA overlay, as notified, as the overlay has no associated controls and is redundant under the Precinct approach.

Changes in plan-enabled capacity as a result of recommendations

7.1.114 The recommended changes to the LPTAA result in almost 6,500 parcels being re-zoned to MRZ, a total almost 485 net hectares of residential land. This is distributed as follows:

Locality	Sum of Number of Parcels	Sum of Area (ha)
Avonside	249	18.61
Burwood	1,863	142.43
Cashmere	432	45.10
Dallington	150	10.35
Halswell	454	36.59
Hoon Hay	103	7.76
Huntsbury	47	3.77
Mairehau	12	0.80
Parklands	1,658	114.67
Queenspark	504	33.41
Richmond	136	9.59
St Albans	396	30.82
Travis	74	6.56
Upper Riccarton	33	2.25
Waimairi Beach	49	3.08
Westhaven	268	18.83
Grand Total	6,428	484.61

7.1.115 The recommended changes also result in a select area also being further restricted, covering over just over 443 parcels, representing 38.27ha.

7.1.116 Total changes to plan enabled capacity is summarised below:

	<i>As notified</i>	<i>Alternative proposal</i>	<i>Difference</i>
<i>Recommended enabled sites (net yield)</i>	2,320	31,397	29,077
<i>Recommended restricted sites (net yield)</i>	2,616	319	2,296
<i>Additional Plan-enabled yield</i>	+26,781		

7.1.117 It is also noted that the above figures only reflect what is permitted through the application of MRZ without the application of the Precincts associated with the QM. The changes to the controls within the QM mean that medium density development is possible as a restricted discretionary activity, which of course adds to the overall development capacity. The figures above should therefore be seen as a conservative estimate of plan-enabled capacity as a result of the alternative approach.

7.1.118 Reference should be made to the evidence of Mr Scallan for overall changes to development capacity as a result of the alternative proposal.

Waikanae Case Applicability

7.1.119 The sum of controls proposed by the LPTAA qualifying matter are the same, or more enabling, than the operative zone controls.

Conclusion

7.1.120 Overall, I am satisfied that, subject to the changes recommended in this report, the proposed LPTAA QM meets the requirements of the Act and should be included as part of the proposal.

7.1.121 Reference is made to **Appendix H to this report** for an overview of recommended zoning changes.

REQUESTS FOR ADDITIONAL QUALIFYING MATTERS

7.1.122 The following provides an assessment of qualifying matters proposed as they relate to residential controls and qualifying matters related to my reporting.

7.1.123 To summarise the requirements of s77I in this regard (emphasis added):

A specified territorial authority may make the MDRS and the relevant building height or density requirements under policy 3 less enabling of development in relation to an area within a relevant residential zone only to the extent necessary to accommodate 1 or more of the following qualifying matters that are present:

- (a) a matter of national importance that decision makers are required to recognise and provide for under **section 6**:*
- (b) a matter required in order to give effect to a **national policy statement** (other than the NPS-UD) or the New Zealand Coastal Policy Statement 2010:*
- (c) [...] (only applicable within Waikato River catchment):*
- (d) [...] (only applicable in Hauraki Gulf or Waitakere Ranges):*
- (e) a matter required for the purpose of ensuring the safe or efficient operation of **nationally significant infrastructure**:*
- (f) **open space provided for public use**, but only in relation to land that is open space:*
- (g) the need to give effect to a **designation or heritage order**, but only in relation to land that is subject to the designation or heritage order:*
- (h) a matter necessary to implement, or to ensure consistency with, **iwi participation legislation**:*
- (i) the requirement in the NPS-UD to provide **sufficient business land suitable for low density uses** to meet expected demand:*
- (j) any **other matter** that makes higher density, as provided for by the MDRS or policy 3, inappropriate in an area, but only if section 77L is satisfied.*

7.1.124 The following provide an overview of some of the additional QMs requested by submitters.

Jane Dean Close

7.1.125 Submitter #188 has requested that properties located on Jane Dean Close, Riccarton, be subject to a new QM due to the 'social significance' of the street as an ANZAC memorial street.

7.1.126 This is not a prescribed basis for a QM under s771 (a) to (i) and would therefore be considered an 'other matter' under s771 (j). The submitter has not provided an assessment against this standard. Evidence from Ms Ohs has evaluated residential heritage areas, a nearest equivalent, and reference is made to her reporting.

7.1.127 The request could potentially also be considered as a request to be a character area. Reference is made to the s42A reporting by Ms White for further assessment.

Matai Street West

7.1.128 Submitter #188 has also requested that properties located on Matai Street West, Riccarton, be subject to a new QM due to safety concerns, character, and historical significance. The submitter has again not provided an evaluation against s77J of the Act.

7.1.129 As above, I make reference to s42A reporting by Ms Dixon (heritage) and Ms White (character areas).

7.1.130 Recommendations included in this report seek to address requests made about high density on narrow streets. I note that the road width of Matai Street West is approximately 20m wide, which is relatively standard. The approach recommended as part of the alternative proposal is to ensure that the provisions better consider street dominance through increased setbacks along the front boundary at height. In addition, building separation, building length, and height in relation to boundary exemptions are all considered to act together to ensure there is sufficient light penetration between buildings that will spill across public roads.

7.1.131 It is noted that waterbody setbacks apply as a QM due to proximity to the Avon River. Reference should be made to the evidence of Ms Hansbury.

7.1.132 I therefore recommend that the proposed qualifying matter is rejected.

Putaingamotu-Riccarton Precinct - #188 & #679

7.1.133 Riccarton Bush - Kilmarnock Residents' Association (#188) have proposed a new Precinct as a qualifying matter, which has been supported by Tony Dale (#679).

7.1.134 Submitters have also requested that a new precinct be introduced, largely as consequence to the proposed QM areas for Jane Dean Close and Matai Street West.

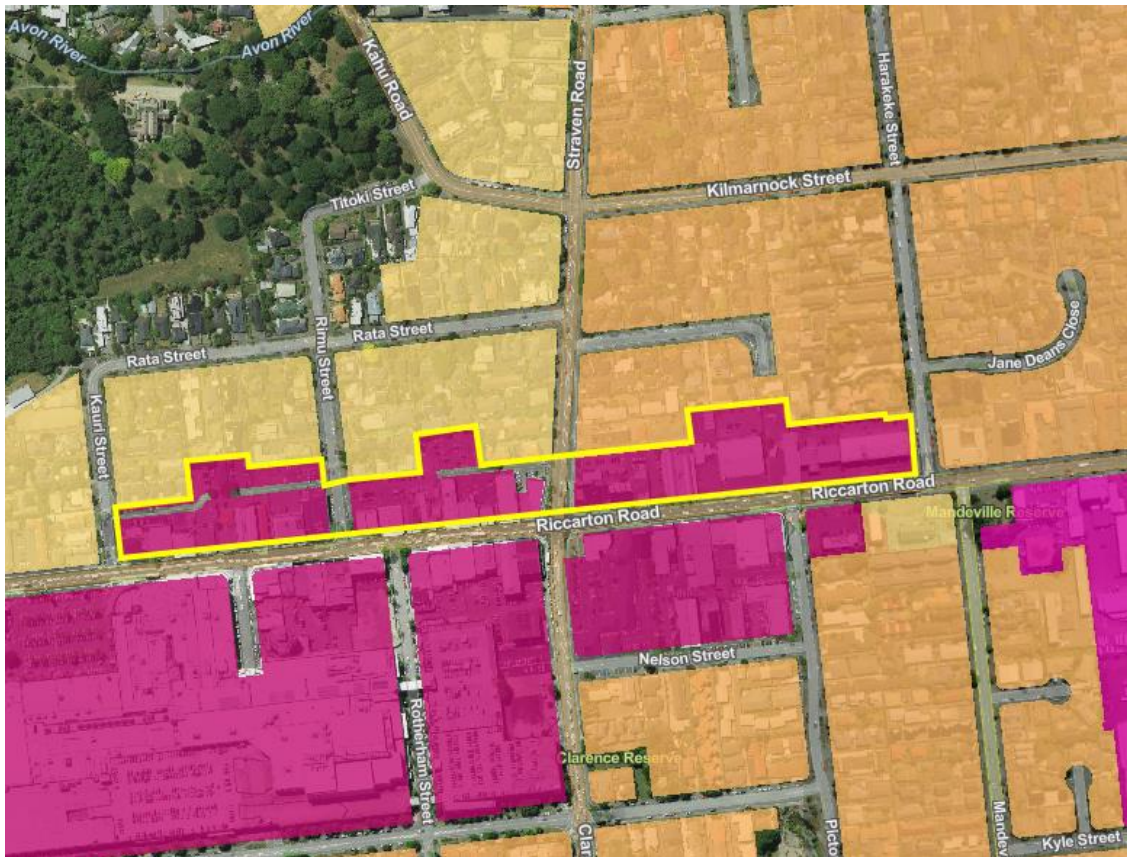
7.1.135 I make reference to the above in Section 7.2, noting that this has recommended further modification to provisions that would better give effect to an identified QM.

7.1.136 I therefore recommend that the proposed qualifying matter is rejected in-part, noting the recommendation to introduce area specific controls within the Interface Area.

Riccarton Commercial Height - #188 & others

7.1.137 Riccarton Bush - Kilmarnock Residents' Association (#188) have requested that a qualifying matter is introduced that "...height-restricted to a height that is appropriate given the proximity of low-rise residential dwellings immediately to the north."

7.1.138 The qualifying matter should apply "the commercial area north of Riccarton Rd [from Kauri St to Harakeke St." The extent is shown below, in yellow bold outline:



Reasons for the qualifying matter stated by submitter #188 are:

- (a) *Total loss of outdoor privacy*
- (b) *Significant afternoon shading, particularly in the summer and in the areas further east*
- (c) *Changed and unpredictable wind and airflow patterns*
- (d) *Solar heating of the tall north facing vertical surfaces resulting in changes to air temperature,*
- (e) *and mean radiant temperatures in the surrounding area*
- (f) *Unpredictable micro-climate effects*
- (g) *Adverse social and mental health impacts for those living directly next to a high-rise Commercial area*

7.1.139 The area is not within a current qualifying matter area. The nearest qualifying matter is for the Riccarton Bush Interface Area, which ends along the commercial interface and along Straven Road.

7.1.140 Assessing matters listed in s771(a) to (i), no prerequisite is met and would therefore be considered an ‘other matter’ under s771(j). However, I note that CIAL (#852) have submitted to restrict development within this area as a result of the updated ANC extent. In doing so, the entirety of this commercial area would be covered by the proposed ANC.

7.1.141 In addition, Mr Lightbody has recommended that building heights in this commercial area are increased to 32m to provide for 10-storey development.

7.1.142 Assessing the criteria put forward by submitter #188:

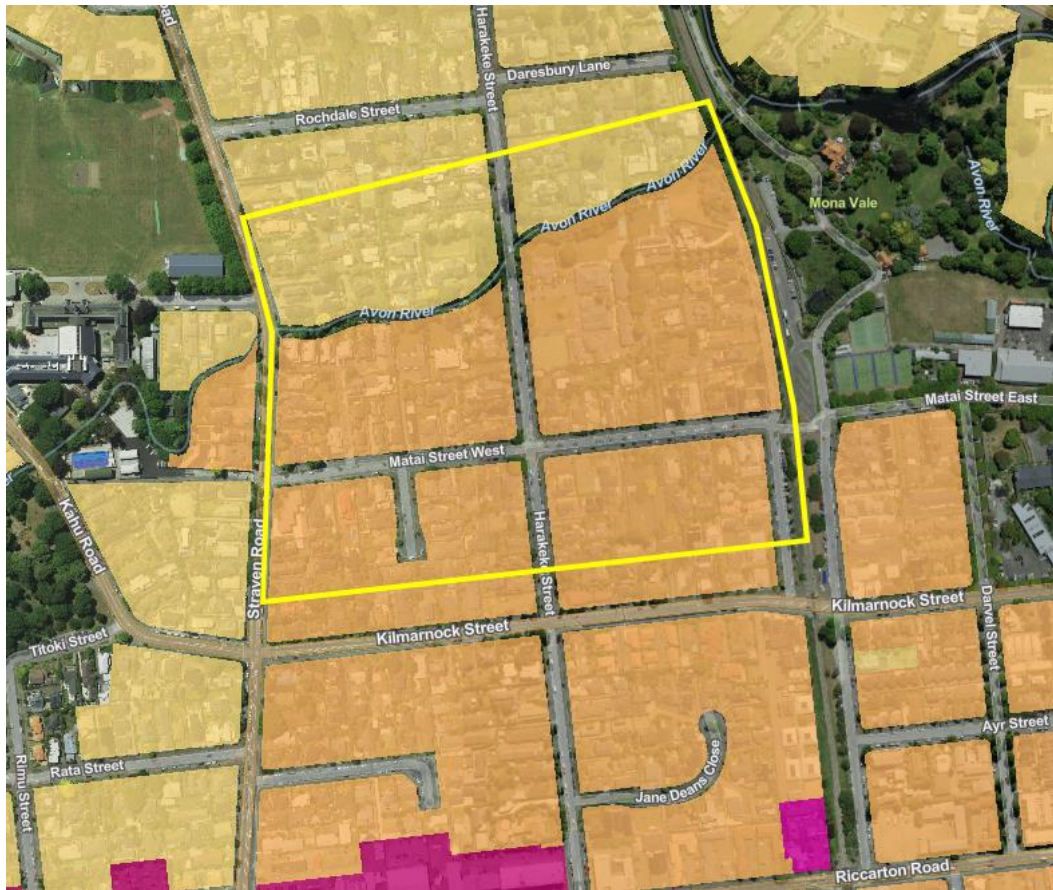
- (a) **Points 1-3:** Matters addressing privacy, shading, and wind have all been considered in provisions. The commercial area is located along the southern face of residential zones, significantly reducing any shading effects upon residential areas that may otherwise be felt along a northern face. Lastly, the recession plane approach for the Sunlight Access qualifying matter has also been applied over the zone.
- (b) **Points 4-6:** Council has proposed means to ensure there is adequate tree canopy cover to respond to the current and future effects of climate change, which is intended to respond to heat island effects. In addition, the Sunlight Access qualifying matter ensures greater separation between building, which is also likely to lessen the heat island effects of buildings.
- (c) **Point 7:** I note the operative controls of the Commercial Core Zone allow 20m tall buildings as permitted activities in Riccarton, I suggest the social and mental health impacts of living directly next to Riccarton would already be felt. The recommendations of Mr Lightbody as noted above are to increase the permitted heights to 32m within the Centre, with a view of giving effect to Policy 3(d) of the NPS-UD. However, in association with those recommended heights, a package of development controls have been crafted to mitigate potential adverse effects arising from the height on property and public realm adjoining and within the TCZ. Overall it is acknowledged that this area is recommended to be covered by the updated airport noise contour and associated qualifying matter, reducing density within Riccarton Centre. Reference is made to commercial controls for TCZ and to the evidence from Mr Lightbody.

7.1.143 Lastly, I note that Dr Hoddinott concludes in that, in terms of heritage landscape effects on Riccarton Bush, such a control would not be necessary to protect the Bush and best considered through urban design controls.

7.1.144 I therefore recommend that the proposed qualifying matter is rejected.

Matai / Straven / Railway - #580

7.1.145 Darin Cusack (#580) has submitted that the area 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. An approximate location of this is shown in bold yellow below:



7.1.146 The submitter does not list specific reasons for why this specific area should be restricted from development, nor how it aligns with the requirements of s77I. However, within other material appended to the submission the submitter details their opposition to a ‘one size fits all’ approach, noting adverse effects on congestion/traffic, adequate housing supply, adverse stormwater management effects, wider amenity effects, and the unsustainability of the development proposal.

7.1.147 I do not believe that the broad issues stated specifically relate to the spatial area identified and therefore recommend that the proposed qualifying matter is rejected. However, I note that CIAL (#852) have submitted to restrict development within this area as a result of the updated ANC extent. In doing so, the entirety of this area would be covered by the proposed ANC.

7.1.148 I therefore recommend that the proposed qualifying matter is rejected.

Kauri Cluster – #188, #876 #851, #902

7.1.149 The following submitters have requested that the ‘Kauri Cluster’ is used as a qualifying matter to ensure that the operative Residential Suburban zone is retained:

- (a) Riccarton Bush-Kilmarnock Residents' Association - 188
- (b) Robert Leonard Broughton – 851
- (c) Alan Ogle – 876

7.1.150 The spatial extent is best described within submission #188, as detailed below:



Figure 6 - Kauri Cluster areas appropriate to retain suburban density

7.1.151 For clarity, the Kauri Cluster describes street trees planted on Kauri, Rata, and Rimu streets. This is detailed in Appendix 2 to submission #188.

7.1.152 The existing Plan framework does not list these trees as significant or any other specific protections. I have also spoken to the CCC City Arborist, who has also confirmed that trees do not have any significant value, when compared to those protected in the Plan (shown in green dots in the above image)

7.1.153 I note that Ms Ratka has however identified an issue with how existing street trees are captured within PC14. This is to say that the operative controls in Chapter 8 direct a specific setback from trees to ensure their ongoing survival and the safety of nearby buildings and people. However, as this has the potential to intrude on the MDRS-enabled front yard setback, there would be a requirement for all street trees to be further considered as a 'other matter' under the Act in order to warrant the same level of protect. Reference is made to the s42A report of Ms Ratka.

7.1.154 In the case of the above streets, I note that through the adoption of recommendation in this report, a street setback of 4.5m would apply. This setback is very much likely to be greater than existing street setback controls in the operative Plan.

7.1.155 On the basis of the above, and subject to the determination of the Panel on Street Trees, I recommend that this proposed QM is rejected.

School interfaces

7.1.156 Several submitters have made requests for qualifying matters around school sites to restrict building height within residential zones. Reference is made to the s42A report from Ms Piper for this assessment.

Stormwater management

7.1.157 Submitters across residential provisions have made requests for greater consideration of on-site stormwater management and the identification of other flood prone areas. Here I make reference to the expert evidence of Mr Norton.

7.1.158 In respect of the on-site stormwater controls, the draft proposal for PC14 (prepared in April/May 2022) included several additional engineering controls that sought to manage on site permeable surfaces, hydraulic neutrality, and rain water tank water capture (noting that s80E(2) makes specific mention of 'storm water management (including permeability and hydraulic neutrality)' as matters that could be addressed in an intensification planning instrument).

7.1.159 The results from further discussions with Council's Stormwater Asset Planning team concluded that it was not possible to continue with such an approach. This was largely due to two factors: the modelling and evidential requirements; and the impending introduction of two new bylaws addressing three waters management.

7.1.160 Addressing the first point, Council has committed to large-scale remodelling of stormwater flows and ponding across Christchurch City. This modelling would form the basis for any future controls, as appropriate, including any prospective additional QMs to restrict intensification, as required. Put simply, the evidence basis is currently being developed and is not yet at a stage where it is able to be incorporated into the District Plan.

7.1.161 Addressing the second point, Council has very recently adopted two new Bylaws that specifically manage three waters, being:

- (a) Stormwater and Land Drainage Bylaw 2022
- (b) Water Supply and Wastewater Bylaw 2022

- 7.1.162 Together, these two Bylaws provide Council with a variety of means to manage three waters, including the requirement of additional on-site stormwater detention and requirement to ensure sufficiency in the network for any three waters connection. Council maintains the ability through these Bylaws to deny building consent applications under the Local Government Act 1974 and Building Act 2004.
- 7.1.163 A memorandum to this effect was drafted by the Stormwater Asset Planning team and is included as **Appendix I** to this report.
- 7.1.164 The evidence of Mr Norton notes that, even with specific stormwater impervious surface controls, the scale effect of applying MDRS and Policy 3 is vast. Any changes to such controls are unlikely to have a great influence on improving local flooding. Secondly, a QM approach to stormwater is likely to have a large scale impact on housing an entire catchment area would need to be restricted.
- 7.1.165 In lieu of any specific stormwater controls within the District Plan, the Bylaws are considered sufficient by Mr Norton to address on-site stormwater management.
- 7.1.166 Submitter #689 (Canterbury Regional Council, CRC) discusses the potential adverse effects from intensification over residential hill areas and the increased sedimentation that may occur. The submitter acknowledges the role that the aforementioned Bylaws have in managing the global stormwater discharge consent granted by CRC to the Council, however notes the opportunity to better consider this as part of the plan change. Evidence from Mr Norton demonstrates that development on residential hills is indeed a concern, with greater impacts generally anticipated, and supports a lesser density or greater stormwater controls. This approach is broadly captured in the LPTAA. Mr Norton also notes that Council maintains the power under Bylaws and other Acts to ensure stormwater is managed in a way that is fit for purpose and achieves the outcomes of the regional discharge consent.
- 7.1.167 CRC has also requested that the upper Halswell River catchment be included as a qualifying matter that prevents any further intensification due to inadequate stormwater infrastructure and downstream flooding effects. The submitter does not, however, provide an assessment against s771/J of the Act, or explain the applicability of s6(h) of the Act.
- 7.1.168 I make reference to the evidence by Mr Norton in this regard.
- 7.1.169 It is considered that this proposed QM is rejected on the basis that the catchment is not dissimilar to other Christchurch rivers in terms of flooding effects and existing infrastructure provision. Such an approach would be an inequitable outcome, relative to other river catchments.

8 CONSIDERATION OF SUBMISSIONS AND FURTHER SUBMISSIONS

OVERVIEW OF SUBMISSIONS AND FURTHER SUBMISSIONS

- 8.1.1 PC14 was notified on 17 March 2023, with submissions and further submissions closing on 12 May 2023 respectively. The Council received 983 submissions on PC14, generating over just over 8,000 submission points. Of these, just over 3,000 submission points were on the Residential Chapter (excluding FUZ) and over 900 submission points on residential zoning. This means that about half of all submissions on PC14 related to residential proposals.
- 8.1.2 Of the submission points on the residential chapter, 944 oppose specific provisions, 854 support, and 1,280 seek amendments. These attracted a further 5,573 submission points, approximately 2,100 of which were relevant to this evidence.
- 8.1.3 For the summary of submissions relating to the Residential Chapter and responses refer to **Appendix A**. A copy of the submissions and further submissions received have been provided to the Hearing Panel and copies of all submissions can also be viewed on the Council website at: <https://makeasubmission.ccc.govt.nz/PublicSubmissionSearch.aspx>.

OUT-OF-SCOPE SUBMISSIONS

- 8.1.4 In accordance with the established legal tests for determining whether submissions are within scope or not as set out in the 'Strategic Overview' section 42A report, the following are considered to be out-of-scope submissions points. This should be considered as a sample of the submissions that are considered out of scope, with reference further made to Appendices **A, D, E, and F** for further commentary on out-of-scope submissions.

Plan section / topic	Submitters	Summary of relief sought
	447, 239	Limited notification for any residential development for any effect of neighbouring properties; or notification for any multi-unit development next door
MRZ – Building height	584, 665	Require notification for breaches along the southern border

MRZ/HRZ Landscaping	– 52	Standard must make sure the space is usable; set a minimum dimension
MRZ/HRZ – Height in relation to boundary	198, 203, 163, 21, 56, 893, 454, 207, 337, 24, 100, 410	Generally opposed to intensification response; retain operative Plan
HRZ – Building height	422, 55, 892, 81, 177, 666, 378	Central city: <ul style="list-style-type: none"> - Reduce building heights - Retain CDP heights - Only focus on central city
	892, 473, 446, 239, 16, 294, 230, 229, 460, 793, 462, 471, 81, 427, 447, 448, 449, 434, 468, 441, 319, 490, 777, 297, 451, 414, 629, 48, 46, 682, 866, 203, 21, 893, 456, 496, 355, 298, 224, 901, 410, 88	Oppose building height: should be limited to two storeys; retain CDP building heights <ul style="list-style-type: none"> - Heating, overshadowing - Sunlight access - Privacy / dominance - Earthquakes
Opposed to intensification response	473, 348, 203, 471, 21, 460, 447, 449, 434, 456, 224, 410, 34	General opposition to any increased building heights

Plan section / topic	Submitters	Summary of relief sought
Rural zone changes	887, 884, 880, 430	Applying MRZ to Rural Urban Fringe Zone
Rural, per-urban, or non-urban zones	881, 695, 834	Modifying rural zones or Residential Large Lot, Small Settlement Zone, or Residential Banks Peninsula (outside of Lyttelton Township) – where not a consequential change or change necessary to implement National Planning Standards
Further intensifying outside of Policy 3 areas	121.	Requesting intensification (beyond MDRS) outside of a Policy 3 catchment

8.1.5 I consider the submission points in the table above fall outside the scope of the plan change due to the reasons set out briefly below.

Application of MDRS under s77G

8.1.6 S77G of the Act requires Council to apply MDRS across all relevant residential zones. This includes changing permitted levels of number of units, heights, and notification thresholds, amongst other objectives and provisions.

8.1.7 Because the Council is required by law to apply the MDRS (unless a QM exists), in my view submissions expressing general opposition to these standards are out of scope. Only in cases where new QMs have been proposed is there the ability to reduce MDRS or Policy 3 levels of intensification.

8.1.8 In addition, I understand that any proposed rule is unable to control a matter that would manage something that MDRS density standards already seek to manage, or would mean that an MDRS density standard could not be achieved. This means that, for instance, additional standards to manage an MDRS density standard are not possible, unless such standards make the MDRS density standard more lenient (s77H).

Policy 3(c) requirement of at least six storeys within at least a walking catchment surrounding the central city zone

- 8.1.9 The NPS-UD requires that greater intensification is progressed within the central city. There is a ‘scale and significance’ element to this, with the largest centres required to have the greatest building heights. The notified proposal was to enable 10-storey development in areas surrounding the central city, due to the levels of services, transport, and housing demand within and around the centre. As earlier noted, I accept that this level could be increased to increase the incentives of development within and around the central city. Enabled building heights and controls should be seen to be commercially feasible in order to be attractive and focus development around the centre. I therefore partially accept those submissions seeking to increase this height, recommending this is increased to 12-storeys.
- 8.1.10 In my view land within the central city (four Avenues) also stands out, both in terms of its positioning in the current Plan and historically through the City’s development. I therefore believe there is merit in also having an enabled building height which is greater than six storeys in residential zones in that area – i.e. introducing a third tier of building height for residential development within the walkable catchment from the central city.

Applying MDRS outside of relevant residential zones

- 8.1.11 As above, MDRS must be applied in accordance with s77G, which must align with relevant residential zones. These have been identified in Ms Oliver’s s42A report, which I accept and adopt.
- 8.1.12 Submissions seeking to apply MDRS beyond the relevant residential zones or areas described in PC14 are considered out of scope.

Using MDRS to increase specific land use activities

- 8.1.13 Section 80E describes what an IPI must and may contain. This makes it clear that, while numerous ‘related provisions’ are able to be incorporated into the IPI, they can only be consequential on applying MDRS or Policy 3 intensification.
- 8.1.14 Within solely MDRS-affected areas, I understand this means that only controls related to residential units and the application of MDRS density standards can apply. I therefore consider submissions seeking extra enablement of specific activities, such as retirement villages, as being out of scope. Reference is made to section 6.2 of this report for greater analysis.
- 8.1.15 I consider that greater flexibility exists within areas affected by both MDRS and Policy 3. This is because the evaluation of an appropriate Policy 3 response also contemplates how the remainder of applicable NPS-UD objectives and policies should apply when considering Policy 3. This is due to the requirements of s75(3)(a) of the Act but is constrained in its full application due to the limits of how residential controls are applied through s77G.

Limits of NPS-UD response (outside of Policy 3 catchments)

8.1.16 Some submissions have requested that the NPS-UD is used to enable intensification beyond what is permitted through MDRS outside of Policy 3 areas, namely around public and active transport stops.

8.1.17 As noted above, I consider that s77G of the Act directs the spatial scope of the IPI in this regard. This means, as I understand it, that Policy 3 intensification must be considered and associated objectives and policies may be used to influence an appropriate Policy 3 response. However, I understand that intensification beyond MDRS is limited to Policy 3 catchments, unless relevant to s77H of the Act to make provisions more lenient. I therefore consider that submissions seeking to utilise Policy 1 of the NPS-UD outside of Policy 3 catchments are outside of scope.

8.1.18 I note that submissions relating to sections of PC14 that have already been addressed or will be considered by other section 42A reports (or hearing streams) are not considered in this S42A report. Notably, the following matters will not be addressed in detail in this report:

- Submissions on Tree Canopy Cover or Financial Contributions – please see the section 42A report authored by Ms Hansbury.
- Submissions on City Spine – please see the section 42A report authored by Ms Oliver.
- Submissions on Industrial Interface – please see the section 42A report authored by Ms Ratka.

REPORT STRUCTURE

8.1.19 The points made and decisions sought in submissions and further submissions can be grouped according to the issues raised, as set out in Table 1 below, and they will be considered in that order further below in this section 42A report.

ISSUE	CONCERN / REQUEST
1. Application of MDRS controls	<ul style="list-style-type: none"> • How MDRS density standards have been applied across MRZ. • Further increase to the degree of enablement of MDRS to be more lenient. For example, increases to permitted heights and number of residential units to better apply the NPS-UD direction. • Some modifications to MDRS provisions are contrary to MDRS, or made provisions more restrictive, rather than more enabling. • Support • Re-introduce some operative exemptions for recession planes.
2. Related provisions under MDRS	<ul style="list-style-type: none"> • How related provisions are applied across both MRZ and HRZ. • Some proposed controls are out of scope of the IPI or made MDRS more restrictive. • Support expressed for some controls carried over from the operative framework, with some refinement, notably: <ul style="list-style-type: none"> ○ Garage placement ○ Minimum unit size ○ Habitable rooms • The mechanical ventilation provision is unclear and overly restrictive. • Fencing controls could be made simpler and better aligned with their intended purpose.
3. Level of enablement under NPS-UD	<ul style="list-style-type: none"> • How the NPS-UD and MDRS have both been given effect to within HRZ – 14.6. • Shading impacts of larger six storey structures, especially where there are narrow streets. • Greater intensification around the City Centre, Riccarton, Papanui, and Hornby. • Better reflection of NPS-UD level of enablement throughout provisions and objectives. • Greater enablement around key public and active transport routes to give effect to Policy 1 of the NPS-UD. • Enable either greater or lesser than six storeys around larger commercial centres. • Create a framework that is more enabling than operative controls. • Changes to Residential Guest Accommodation Zone.
4. Objectives, Policies, and Matters of Discretion	<ul style="list-style-type: none"> • How enabling the district plan is under the NPS-UD • Support provided to MDRS objectives and policies and their wider integration • The ease in which consenting is possible • Clarity and consistency in application across the framework
5. Sunlight Access	<ul style="list-style-type: none"> • Remove the QM in its entirety.

ISSUE	CONCERN / REQUEST
	<ul style="list-style-type: none"> • Apply the operative recession planes as a QM. • Guarantee notification of neighbours when there is a breach. • Apply a bespoke recession plane angle to the residential hills.
6. Low Public Transport Accessibility	<ul style="list-style-type: none"> • Remove the QM in its entirety. • Include a wider variety of bus routes in the analysis, such that the QM reduces in size. • Update catchment to accurately reflect all current and planned core bus routes.
7. Riccarton Bush Interface	<ul style="list-style-type: none"> • Remove the QM in its entirety. • Restrict the extent of the QM to either: the original 40 sites adjacent; or just the northern aspect of the Bush away from the commercial centre. • Apply Residential Suburban Zoning within full interface catchment (8m). • Extend controls to restrict more than just building height. • Apply to St Teresa's School.
7. Wider application of MDRS and related housing controls	<ul style="list-style-type: none"> • Provisions to better provide for Rūnanga-led Development • Enablement of Papakāinga throughout Banks Peninsula / Lyttleton • Request to have MRZ also apply to the Papakāinga/kāinga Nohoanga Zone • Approach to use Residential Large Lot through adopting a National Planning Standards lens • Rezoning of rural areas to enable MDRS and other activities
8. Other controls	<ul style="list-style-type: none"> • Enhanced Development Mechanism controls through RS • The greater enablement of Tiny Homes • Greater adoption of MDRS within LPTAA

- 8.1.20 Some submissions raise more than one matter, and these will be discussed under the relevant issue(s) in this report. I note that I have considered substantive commentary on primary submissions contained in further submissions as part of my consideration of the primary submissions to which they relate.
- 8.1.21 For each identified topic, the consideration of submissions has been undertaken in the following format:
- a. Matters raised by submitters;
 - b. Assessment;
 - c. Summary of recommendations. The specific recommendations are in Appendices A and B;
 - d. Section 32AA evaluation where necessary.
- 8.1.22 For ease of reference, all submission points considered under a particular issue, as outlined in Table 1, are listed in the heading of the relevant discussion. Following discussion and evaluation of the submissions and further submissions, the names of submitters and recommendations on their submissions within or at the end of the discussion, are typed in bold within this report. My recommendation on each submission and a summary of reasons are also shown in a table format in **Appendix A** – Table of Submissions with Recommendations and Reasons, attached to this report. I note that due to the number of submission points, my evaluation of the submissions is generic only and may not contain specific recommendations on each submission point, but instead discusses the issues generally.
- 8.1.23 As a result of consideration of submissions, for the reasons discussed below I recommend some amendments to the District Plan provisions/ and/or objectives.
- 8.1.24 Section 32 of the Act requires the Council to carry out an evaluation of PC14 to examine the extent to which relevant objectives are the most appropriate way to achieve the purpose of the Act, and whether, having regard to their efficiency and effectiveness, the related policies, rules, or other methods are the most appropriate for achieving the objectives.
- 8.1.25 All of the provisions proposed in PC14 have already been considered in terms of section 32 of the Act . Where amendments to PC14 are recommended, I have specifically considered the obligations arising under section 32AA (refer to section 10) and undertaken a s32AA evaluation in respect to the recommended amendments in my assessment.
- 8.1.26 The evaluation of submissions provided in this section 42A report should be read in conjunction with the summaries of submissions and further submissions, and the submissions themselves as well as the appendices.

8.1.27 This report addresses all definitions that are specific to the Residential Chapter provisions in PC14. There are some definitions addressed in this report that relate to topics addressed in other s42A reports. Due to this cross over and the vast number of submission responses Council received, a concluding recommendation across s42A report authors is yet to be completed at the time of writing. An overview summary will be made available subsequent to the filing of s42A reports on 11 August 2023.

9 CHANGES AS A RESULT OF SUBMISSIONS

9.1.1 The following provides an overview of changes proposed to objectives and policies as a result of submissions received. It is noted that section 9 of this report provides a large amount of detail in response to submission requests, so the below acts as a summary.

Residential Objectives and Policies

Changes to give effect to LPTAA changes

9.1.2 Updated to incorporate the recommended approach to re-zone to MRZ with two new Precincts to manage development in the QM area. These changes are reflected within relevant housing distribution and density policy – 14.2.1.1.

9.1.3 It is proposed to remove Residential Hills throughout the chapter and introduce the Suburban Density Precinct and Suburban Hills Density Precinct.

9.1.4 These changes reflect submissions made on how restrictive the LPTAA approach was, as notified, including inflexibility.

9.1.5 Measures have been added to incorporate public transport stops (wholesale) and serviceability as the core considerations for medium density development with the QM extent. This approach ensures that medium density development is possible under specific conditions that address the sensitivity of the qualifying matter.

9.1.6 The LPTAA approach introduces new policy (14.2.6.3) to detail how development within the Precincts would be managed, including medium density development.

Changes to give effect to Riccarton Bush changes

9.1.7 Policy 14.2.6.4 has been proposed to ensure the ongoing protection of the QM. The policy reflects the specific sensitivities of the site, particularly in regards to the heritage landscape values, visual presence of the site, and the cultural significance of the site.

9.1.8 This policy reflects the identified values of the site and its status as an ONLF, place of ecological significance, and a site of importance to Ngāi Tūāhuiriri.

Housing needs of Ngāi Tahu whānui

- 9.1.9 Policies have been updated to require active consideration of the housing needs of Ngāi Tahu whānui within relevant residential zones. This is also considered further within matters of discretion including the consideration of papakāinga housing.
- 9.1.10 These changes also extend to the Residential Character Area policies. Reference should be made to reporting by Ms White.
- 9.1.11 This includes an additional policy (14.2.3.9) within the MDRS framework in order to highlight this consideration across MRZ and HRZ areas. The scope of Objective 14.2.5 has also be broadened to recognise that housing that supports Ngāi Tahu whānui is also part of a high quality residential environment.
- 9.1.12 These changes specifically consider the submission made by Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga (#695) and wider consideration by Kāinga Ora – Homes and Communities (#834).

MDRS framework clarity

- 9.1.13 Under objective 14.2.3 (MDRS Objective 2), additions have been made to increase the clarity of policy application (14.2.3.6 and later) in order to specify outcomes of zones and address reverse sensitivity effects.
- 9.1.14 Changes also include being more specific in other policies to either detail the number of storeys or building heights.
- 9.1.15 Many submissions requested that specificity was increased for residential objectives and policies to improve clarity and the ease of consenting.

High density provisions

- 9.1.16 In response to the recommendation to remove HRZ precincts, associated policies have been removed. Greater detail has also been added to 14.2.7.6 to address concerns raised about the inflexibility of directing that two storey housing should be achieved, as a minimum.
- 9.1.17 Changes here seek to respond to requests made to better reflect the enabling direction of the NPS-UD. This includes simplification of the framework overall.

MEDIUM DENSITY RESIDENTIAL ZONE – 14.5

Permitted Activities:

- 9.1.18 Changes include consequential LPTAA changes to reflect a transfer to MRZ with associated precincts.

- 9.1.19 Elderly persons housing (P3) has been re-introduced with a new date of application to ease the future consenting of Older Persons Housing due to the application of MDRS.
- 9.1.20 The operative retirement villages framework has been added as this is considered out of scope when only applying MDRS.

Restricted Discretionary Activities:

- 9.1.21 Notification thresholds are proposed to be adjusted to improve their application and clarity, including better giving effect to MDRS clause 5.
- 9.1.22 Minor changes have been recommended to associated matters of discretion to provide a framework that is more specific to the nature of breaches, most notably RD15 and RD29.

Removal of wind controls

- 9.1.23 It is noted that wind controls have been proposed to be removed from the residential chapter. These are instead proposed to be captured as a new sub-part to Chapter 6 (General Rules and Procedures) in response to the submission received by Kāinga Ora – Homes and Communities on this matter. Reference is made the evidence of Ms Blair who discusses this matter and proposes the Chapter 6 sub-section, which I agree with and adopt.
- 9.1.24 RD32 – Building length: New building length rule added in response to the addition of build form standard 14.5.2.19.

MRZ Built form standards – 14.5.2

Building coverage – 14.5.2.4

- 9.1.25 Modifications made to improve the application of eaves and overhangs exemptions to provide an exemption that is inclusive of gutters, to a total of 650mm.
- 9.1.26 This also applies to 14.6.2.12.
- 9.1.27 Retirement village controls updated to reflect operative framework.

Minimum building setbacks – 14.5.2.7

- 9.1.28 Carryover changes made to exemptions on overhangs, eaves, and gutters, matching the total 650mm exemption for building coverage.
- 9.1.29 This also applies to the HRZ standard – 14.6.2.3.
- 9.1.30 Changes made to specify that no setback is required for accessory buildings when specific standards are met.

9.1.31 Consequential changes made as a result of applying the operative controls for retirement villages.

Outlooks space – 14.5.2.8

9.1.32 Minor changes to specify that opening doors and windows are exempt, including from habitable rooms, rather than just from a principal living room.

9.1.33 This also applies to the HRZ standard – 14.6.2.4.

Street scene amenity and safety – fences – 14.5.2.9

9.1.34 Minor changes made to increase permitted fence heights from 1.5m, as notified, to 1.8m. This responds to submissions requesting greater privacy along the road boundary.

9.1.35 This also applies to the HRZ standard – 14.6.2.6.

Windows to street – 14.5.2.10

9.1.36 Overall clarity is sought to be improved, better detailing where the rule should apply and overall improvements in what performance standards must be met for the exemptions to apply. The exemption has also been further liberalised to only require 15% glazing along the street-facing façade when performance standards are met.

9.1.37 The rule now also exempts its application within precincts that apply the LPTAA due to the lesser density the precincts provide for.

9.1.38 Responds to submissions that requested greater clarity and simplification of the exemptions associated with the rule.

9.1.39 This also applies to the HRZ standard – 14.6.2.8.

Ground floor habitable rooms – 14.5.2.12

9.1.40 Greater detail added to specify that the rule does not apply to upper-level units.

9.1.41 This also applies to the HRZ standard – 14.6.2.9.

Service, storage, and waste management – 14.2.13

9.1.42 Minor changes have been made to ease interpretation of the rule.

8.3.1 This also applied to the HRZ standard – 14.6.2.11

Garage and carport building location – 14.5.2.15

9.1.43 The rule has been simplified and more targeted to where effects could be felt. The threshold of four units or greater has been removed and replaced with whether the unit is facing the street and adopts the street-facing façade definition introduced through notification.

9.1.44 This means that the rule is easier to apply. It also applies to parking areas.

9.1.45 This also applies to the HRZ standard – 14.6.2.14.

Location of outdoor mechanical ventilation – 14.5.2.17

9.1.46 Changes have sought to better direct the area of concern, which is the street interface. The rule now simply requires that such units are screened along the road frontage, rather than requiring a setback from both roads and accessways.

9.1.47 This also applies to the HRZ standard – 14.6.2.15.

Building length – 14.5.2.19

9.1.48 A new standard has been introduced to ensure that building length does not exceed 30m. This responds to submissions seeking greater urban design control, protection of sunlight access, and reduction in overall building bulk.

9.1.49 This also applies to the HRZ standard – 14.6.2.19.

MRZ Area Specific Controls – 14.5.3.1

Activity tables

9.1.50 New restricted discretionary activities have been added RD16 to RD19. These provide a pathway for medium density development within the LPTAA when specific conditions are met regarding compliance with underlying zone built form standards (where control is greater than MRZ) and approval of serviceability is also provided. Specific measures that are controlled are:

- Front boundary setback (RD16);
- Building height (RD17);
- Building coverage (RD18); and
- Site density and servicing (RD19).

9.1.51 Public notification is restricted for all of these rules, with limited notification also restricted when there is a site density breach.

9.1.52 Matters of discretion are specifically targeted to matters that relate to the sensitivity of the QM. Here, a new matter of discretion has been added under 14.15.43 that articulates this further and makes specific reference to the housing needs of Ngāi Tahu whānui See below section for further detail.

9.1.53 Non-compliance with RD standards associated with coverage, density and servicing result in a Discretionary Activity under D2. A breach of the 8m height is maintained as an RD activity, subject to the same matters of discretion as height breaches in MRZ. Newly introduced Policy 14.2.6.3 then provides detail to the Plan user as to what development is anticipated within each Precinct.

- 9.1.54 Changes to introduce a medium density framework seek to respond to the many submissions raised on the LPTAA that requested greater flexibility within the extent (or conversely, seek that the QM is removed).
- 9.1.55 The changes seek to permit greater densities subject to measures specific to the sensitivity of the QM: serviceability and accessibility. This is specifically addressed in the site density RDA standard (RD19) and adopts a similar approach to the QM. A lesser walking distance of 400m has been stated to reflect the specific issues raised by submitters regarding accessibility on the residential hill sites and lesser propensity to walk due to the lack of walking infrastructure and grade.
- 9.1.56 As a result of changes to introduce standards to manage development within the Riccarton Bush Interface, a discretionary activity (D3) has been added to capture built form non-compliances, which are now captured in the area-specific built form standards.

Built form standards – 14.5.3.2.a

- 9.1.57 A new ‘catch-all’ standard has been added to clarify the application of MRZ and Precinct controls. As a consequence of this standard, all MRZ built form standards under 14.5.2 apply in the Precinct, except standards relating to:
- Front boundary setback;
 - Building height;
 - Building coverage; and
 - Site density and servicing.
- 9.1.58 These are further detailed below. These changes to introduce a medium density framework seek to respond to the many submissions raised on the LPTAA that requested greater flexibility within the extent (or conversely, seek that the QM is removed). The changes support submissions seeking a greater adoption of MDRS controls within as part of the LPTAA approach.

Road boundary garage and building setback – 14.5.3.2.2

- 9.1.59 Introduction of new setback standard for development within Precincts that apply the LPTAA. The approach reflects the lack of density anticipated across the precinct and the lesser street engagement as a result.

Building height – 14.5.3.2.3

- 9.1.60 Introduction of new building height standard (8m) for development within Precincts that apply the LPTAA. The height provides for two storey development that is enabled across suburban areas under operative controls. Greater building heights are possible as a restricted discretionary activity, as detailed in RD17.
- 9.1.61 Riccarton Bush Interface Area building height has also been introduced.

Setbacks – 14.5.3.2.8

9.1.62 New building setbacks have been introduced for development within the Riccarton Bush Interface Area.

Building coverage – 14.5.3.2.9

9.1.63 Introduction of new building height standard (35%) for development within Precincts that apply the LPTAA. This adopts the suburban density in the operative framework. Consent is possible under RD18 for development up to 50% building coverage (as per MDRS).

9.1.64 A 35% building coverage has also been introduced for development within the Riccarton Bush Interface.

Site density – 14.5.2.15

9.1.65 New standard introduced to manage development within Precincts that apply the LPTAA. This requires for each residential unit to be provided within a net site area of 400m² or 650m², respectively. Consent is possible for increased density through RD19, when standards regarding serviceability and accessibility are met.

9.1.66 A new site density standard has also been introduced for development within the Riccarton Bush Interface Area. This limits site density to 450m² and limits development to 2 residential units per development site.

HIGH DENSITY RESIDENTIAL ZONE – 15.6

Activity tables

Controlled Activity – Communal waste management:

9.1.67 A new controlled activity has been added regarding communal waste management areas. This provides a pathway that avoids large areas needed for communal waste areas for scale developments and avoids unnecessary consenting.

9.1.68 The approach also seeks to achieve greater consistency with the forthcoming Bylaw regarding waste management.

9.1.69 This change responds to submissions that requested that communal waste area controls are relaxed.

Restricted Discretionary Activities:

9.1.70 Generally, the matters of discretion links have been further refined to be more targeted and improve the ease of consenting.

RD2 – Four units or more

- 9.1.71 The most notable change has been to modify the notification requirements to better align with Clause 5 of MDRS. This requires that both limited and public notification is exempt when all MDRS density standards are achieved, which has been applied specific to the HRZ context.
- 9.1.72 Matters of discretion have also been more accurately detailed, better aligning with the standards of the rule.

RD6 – Number of units

- 9.1.73 This has been removed as this was already managed through RD2.

RD 7 & RD8 – Building height

- 9.1.74 Significant changes have been recommended here as a result of modifying permitted heights throughout the zone. Heights enabled have been recommended to be a Permitted Activity, leaving the number of units breach to manage wider effects through Residential Design Principles.
- 9.1.75 RD8 specifically considered breaches within the notified 10-storey area. However, this has now been integrated within the building height rule (14.6.2.1) and can be considered together. Instead, RD8 seeks to address non-compliance with the performance standards associated with the building height rule under part b. of the rule.

Notification thresholds

- 9.1.76 Notification as a result of rule RD9 (height in relation to boundary), RD10 (setbacks) and RD11 (outlook space) have been adjusted to remove the 'up to three units' threshold, simply stating the public notification is excluded.

RD17 – Wind effects

- 9.1.77 As a consequence of instead applying wind-related controls in Chapter 6, this rule is proposed to be removed.

RD20 – Garage location

- 9.1.78 This rule has been removed as this is addressed within RD2.

RD24 – Education, spiritual, health, or preschool activities

- 9.1.79 This rule has been re-introduced and reflects the operative RMD threshold. No standards have been changed, but this simply reflects that the HRZ sub-chapter is founded on the operative RCC sub-chapter, which only relates to the 4 Avenues. The approach therefore seeks to apply the operative controls for such an activity. This has consequential changes to D2.

HRZ Built form standards – 14.6.2

9.1.80 Please note the above references in MRZ Built form standards where reference is made to HRZ changes of a similar nature, which are not repeated here.

Building Height – 14.6.2.1

9.1.81 As previous, the rule has been significantly changed to adopt a framework whereby permitted heights represent what is sought to be enabled within the zone.

9.1.82 This has removed all of the centre-based HRZ precincts to simplify the framework and simply adopts a new Precinct to manage the greater 12-storey intensification enabled around CCZ.

9.1.83 A number of performance standards have been added, most of which adopt those included in the notified RD7 standards.

9.1.84 As notified, all buildings that were over 14m were required to be setback 3m from the front boundary and 6m from all internal boundaries. This has been adjusted to remove the internal setbacks standard and only require that part of the building above 14m to be setback 4m from any road boundary. The approach responds to submissions requesting greater consideration of narrow roads and also those who requested greater variation of street-facing façades.

9.1.85 Removing the 6m is not considered to have a material impact, as height to boundary controls would seek to manage this (the exclusion within this standard means that recession planes do not apply when setback is between 6-8m, incentivising a similar outcome as notified).

9.1.86 With the increase in building height to 22m, some additional form controls have been added to ensure that bulk at the upper floor is reduced. This applies for both 22m and 39m building heights. Options are added for different approaches: setbacks or along a 45° plane. This approach responds to submissions requesting greater urban design control and concerns raised regarding the dominance of large buildings.

9.1.87 The minimum building height control of 7m has been modified to be more specific about a two storey outcome, exempting development within the Residential-Industrial Interface QM. This responds to submissions who stated that the notified approach was unclear.

Height in relation to boundary – 14.6.2.2

9.1.88 Minor changes have been made to ensure that the perimeter block control under c. does not apply along zone interfaces with lesser density, specifically MRZ or open space zones.

9.1.89 This responds to submissions that have raised concerns about intensification around along zones of lesser density.

Setbacks – 14.6.2.3

- 9.1.90 Minor changes have been made to the exemptions here to improve how overhangs, eaves, or gutters are treated. The rule now provides an overall measure for all building elements at 650mm, rather than breaking this down.
- 9.1.91 The approach improves flexibility requested by submitters. It does not increase this to wider, as requested by some submitters, due to the cumulative effect of site coverage in the zone – noting that up to 60% site coverage is permitted under specific conditions. Reference should be made to evidence of Mr Hattam.
- 9.1.92 In addition, an exemption for porches that are constructed within the front boundary has been added. This responds to submissions regarding the variance of street-facing facades, with concerns about the vastness of blank walls 1.5m from the road boundary at six storeys or higher.

Building separation – 14.6.2.5

- 9.1.93 Improvements have been made to the rule, as requested by submitters, to better detail that the rule should only apply to buildings on the same site. It also exempts common walls.

Ground floor habitable room – 14.6.2.9

- 9.1.94 In addition to the changes mentioned under MRZ changes, the rule has been made clearer when dealing with buildings of height. These are minor in nature and seek to achieve the same outcomes as notified.

Area-specific controls – 14.6.3

- 9.1.95 All changes here seek to apply operative controls that were omitted from the notified chapter. This includes the non-residential activities out of the central city that were captured in the operative RMD chapter – see detail under the HRZ activity tables section above.
- 9.1.96 This also now includes the operative Accommodation and Community Facilities Overlay, as per the operative standard. No modification of the operative standards has been recommended.

RESIDENTIAL GUEST ACCOMMODATION ZONE – 14.11

- 9.1.97 Only minor changes are recommended to this chapter. These are as a consequential change to the HRZ permitted building height changes, providing for enabled heights as a permitted activity to better address Policy 3 of the NPS-UD.

Residential matters of control and discretion – 14.15

Residential design principles – 14.15.1

9.1.98 Section E.e. (Building form and appearance) has been updated to reflect the introduction of a new building length rule in MRZ and HRZ. This is a consequential change. Only other minor changes have been made to standards as this is now the only matter of discretion that would apply (through the permitting of building height) when developments meet all other built form standards in MRZ or HRZ.

Impacts on neighbouring property – 14.15.3

9.1.99 A large amount of changes have been made to this section. The changes seek to apply the requests by submitters that matters should be more targeted and also seek to avoid duplication with other matters that are likely to be triggered. Secondly, the removal of the notified two-step RDA height breach means that this rule can be simplified.

9.1.100 Two sections of the matters remain, those that capture general height setback or recession plane breaches under a., and part b. that specifically addresses greater height breaches within HRZ and MRZ. For latter, duplication of matters in a. that would otherwise be considered as part of the overall height breach.

9.1.101 Due to the inclusion of performance standards to the HRZ height, additional matters have been added here to specifically address non-compliances with these performance standards. This addresses communal outdoor living and building form requirements within the HRZ height rule.

Street scene – road boundary building setback, fencing and planting – 14.15.18

9.1.102 A minor change has been made to also capture mechanical ventilation. This is a consequential change from modifications to the associated built form standard. Reference is made to the evidence of Ms Blair.

Street-facing glazing – 14.15.23

9.1.103 As a result of changes to the exemptions for windows to street, additional matters have been added to better detail what should be considered when these are breached. This includes consideration of sun and daylight and thermal efficiency effects, which respond to submissions concerned about privacy and southern facing planes that may require street-facing glazing.

Residential landscaping – 14.15.24

9.1.104 As per the recommendation by Ms Blair, additional consideration of mitigation measures for lesser landscaping has been provided. This improves flexibility and options to provide others means of landscaping.

Wind – 14.15.29

9.1.105 As a consequence of instead applying wind-related controls in Chapter 6, this rule is proposed to be removed.

Minimum building height in the High Density Residential Zone – 14.15.41

9.1.106 Consideration of vehicle dependence has been removed as the rule relates to building form. Instead, the sub-clauses now consider whether lesser building height is needed to provide for older persons housing in response to submissions made on this matter.

Roof reflectivity – 14.15.42

9.1.107 A new matter of discretion has been added to better reflect that the Residential Hills Zone would be removed in its entirety. Reference is made to the evidence of Ms Blair.

Medium density within suburban precincts – 14.15.43

9.1.108 A new matter of discretion has been added to consider medium density development within the LPTAA. This links to the restricted discretionary controls added for the two Precincts that manage development within the QM extent. Specific consideration is given to whether the permitted outcomes of MRZ are met, urban design, accessibility to public transport, serviceability, and whether the development supports the housing needs of Ngāi Tahu whānui. Changes here specifically respond to submissions who seek greater adoption of MDRS within the QM extent and requests made by Ngāti Wheke.

Residential Zone and Overlay Changes

9.1.109 As a result of recommendation in this report, the following changes are included in the alternative proposal.

HRZ Zone:

9.1.110 Extension to Town Centre HRZ areas – all HRZ around TCZ has been extended by at least 200m, subject to Policy 1. Section 6.4 of this report provides an update of the proposed changes. All precincts within these areas are removed, including those around Large Local Centres.

9.1.111 10-storey increased to 12-storey – Within this extent the permitted building height is increased to 12-storeys, with a minor change to the overall extent.

9.1.112 HRZ around City Centre – a small change is proposed in the St Albans / Edgware area to better respond to Policy 1.

9.1.113 Residential Character Areas – Three Residential Character Areas within HRZ are proposed to either be removed or modified. Within these areas, HRZ will replace the MRZ zoning. Reference is made to the evidence of Ms White.

9.1.114 ANIA update – An option has been recommended for the Riccarton / Church Corner area. Part of this would extend the six storey area around Church Corner and introduce an eight storey area around Riccarton and Deans Avenue.

MRZ Centres:

9.1.115 Extents around Barrington and Bishopdale are extended to 400m.

9.1.116 Five additional centres also have the Local Centre Intensification Precinct applied, permitting 14m building height.

9.1.117 Section 6.4 of this report details this further.

Central City Residential Precinct:

9.1.118 A new HRZ precinct (Central City Residential Precinct) is introduced to define the spatial extent of where 12-storey development would be enabled.

LPTAA Overlay Removal:

9.1.119 The overlay is proposed to be removed. This did not have an associated rule framework.

9.1.120 The spatial extent is to be updated to reflect incorporation of other bus routes and to rationalise the overall extent of the overlay.

9.1.121 The underlying zoning would change to MRZ, resulting in the removal of the Residential Hills sub-chapter.

9.1.122 Two new Precincts would be introduced to manage the QM. The 'Suburban Density Precinct' is applied over areas within the current RS and RBP zones where the QM applies, and a 'Suburban Hill Density Precinct' is applied to areas within the current Residential Hills zone where the QM applies.

10 ANALYSIS OF SUBMISSIONS AND FURTHER SUBMISSIONS

ISSUE 1 – APPLICATION OF MDRS DENSITY STANDARDS

MRZ ACTIVITY TABLES

10.1.1 The following details the 64 submission points made against MRZ activity tables.

14.5.1 – Medium density residential zone activity tables			
Theme	Points	Submission point	Response
<i>Considered elsewhere</i>	<i>These submission points relate to matters not addressed in this evidence.</i>	805.26, 217.1, 381.10, 381.9, 92.2, 381.11, 381.12, 381.13,	Please make reference to the following evidence: •Airport Noise Contour – Ms

14.5.1 – Medium density residential zone activity tables			
Theme	Points	Submission point	Response
		381.15, 805.39, 834.179, 834.54, 829.4	<p>Oliver</p> <ul style="list-style-type: none"> •Residential Character Areas – Ms White •Residential Character Areas – Ms Dixon •Electricity transmission – Ms Oliver •Industrial / Residential interface – Ms Ratka •Railway setback – Ms Oliver
<p>Support as notified</p> <p>9 Submission points</p>	<p>Submitters expressed general support for provisions, as well as specific support for:</p> <ul style="list-style-type: none"> • P1 (#834, #184, #191, #696) • Notification threshold for height and height in relation to boundary controls (#62, #86) 	834.177, 62.4, 86.4, 834.174, 184.5, 191.4, 696.4, 305.3, 591.12	Acknowledge
<p>Framework</p> <p>2 submission points</p>	<ul style="list-style-type: none"> • Kāinga Ora – Homes and Communities (#834) state that PC14 deletes existing rules controlling non-compliance with tree and garden planting, ground floor habitable space, and service spaces. These are all existing Operative Plan rules rather than MDRS rules. Given that they are being retained as built form standards (apart from the overhang rule), the existing controlled activity status are sought to also be retained. • Wolfbrook (#798) request that there are no Discretionary Activities for residential activities. 	834.176 798.4	<p>Framework – Reject – 834.176</p> <p>The rule operative framework is based on different zone expectations, with thresholds set accordingly. I consider that the thresholds set are appropriate and make reference to evidence by Ms Blair.</p> <p>Framework - Accept – 798.4</p> <p>As stated earlier, I agree that there is a limit of RD for any residential activities. This should be applied throughout.</p>

14.5.1 – Medium density residential zone activity tables			
Theme	Points	Submission point	Response
Modification of specific rules 4 submission points	P3 – Elderly Persons Housing: <ul style="list-style-type: none"> • Kāinga Ora – Homes and Communities (#834) requests that the rule is either reinstated or an advice note included to allow for a permitted pathway. 	834.175	Modification of specific rules – Accept (#834) Reference is made to evidence by Ms Blair.
	RD14 – Building height and maximum number of storeys; and RD16 – Site coverage: <ul style="list-style-type: none"> • Claudia M Staudt (#584) requests that notification of neighbours is required when rules are breached. 	584.4	Modification of specific rules – Accept (#834) Reference is made to evidence by Ms Blair.
	RD21 – Water supply for fire fighting: <ul style="list-style-type: none"> • Fire and Emergency (#842) requests that the rule reference is updated to 14.15.8, noting an error in rule reference. 	842.30	Accept - Water supply for fire fighting (#842)
	RD27 – Wind assessment: <ul style="list-style-type: none"> • Kāinga Ora – Homes and Communities (#834) requests that the rule is either deleted, a permitted standard created, or a permitted standard created in Chapter 6 (General Rules and Procedures). 	834.178	Modification of specific rules – Accept - (#834) As a consequence of the recommendation to change permitted heights, I consider it appropriate to create a new permitted standard within Chapter 6. Reference is made to evidence by Ms Blair.
Residential design principles 3 submission points	Submitters either requested that greater or lesser controls were tied to the Residential Design Principles [RDPs] matter of discretion (14.15.1):	685.32, 720.9, 89.4	Reject - Residential design principles Applying RDPs for every breach would be excessive and not reflect the nature and degree of non-compliance. I also reject the

14.5.1 – Medium density residential zone activity tables			
Theme	Points	Submission point	Response
	<ul style="list-style-type: none"> Submitters #720 and #685 request that the RDPs are considered for any breach of built form standards; Submitter #89 requests that they are removed entirely, specifically from RD1. 		request to remove RDPs from being considered under RD1 as they are appropriate to be relied upon for developments of four units or more.
<p>Greater restrictions / controls – beyond MDRS</p> <p>24 submissions points</p>	<p>These submitters requested greater restrictions on controls directed by MDRS, namely:</p> <ul style="list-style-type: none"> Two storeys / two units. More restrictive height to boundary controls – <i>please see responses under this standard.</i> Requirements for notification for activities either permitted by MDRS density standard or where directed by Clause 5 of MDRS. Restrict site density <p>Ara Poutama Aotearoa (Corrections NZ - #259) requests that definitions and controls are modified to provide for housing to support the needs of Courts and Parole Board [i.e. corrections housing].</p> <p>Summerset Group Holdings Limited (#443) and RVA (#811) request that additional controls (delete RD2 and new CA rule) are made for retirement villages.</p>	<p>255.8, 381.8, 385.5, 284.1, 340.2, 13.2, 295.5, 398.6, 447.12, 460.5, 164.6, 165.6, 239.4, 61.51, 272.13, 272.14, 272.15, 272.16, 272.17, 297.3, 81.5, 81.6, 259.10, 443.9, 811.50, 811.51</p>	<p>Reject – out of scope</p> <p>Council is required to implement MDRS in accordance with s77G of the Act, only limiting residential intensification in accordance with s77I of the Act. Requested changes would be contrary to MDRS.</p> <p>Reject – out of scope - 259.10</p> <p>I consider modifying such controls beyond the scope of applying MDRS.</p> <p>Reject in-part – out of scope - 443.9, 811.50, 811.51</p> <p>I consider modifying such controls beyond the scope of applying MDRS. However, acknowledge that an error has been made in how this has been applied. I recommend that the operative 14.4 sub-chapter rules for retirement villages are applied.</p>
<p>General opposition to intensification</p>	<p>Submitters expressed their general opposition to the intensification response, particularly permitted activities</p>	<p>403.2, 427.4, 451.2, 902.8, 141.3</p>	<p>Reject – out of scope</p> <p>Council is required to implement MDRS in accordance with s77G</p>

14.5.1 – Medium density residential zone activity tables			
Theme	Points	Submission point	Response
5 submission points	for three units or three storey buildings/		of the Act, only limiting residential intensification in accordance with s771 of the Act.
Out of scope	The submitter request that an early determination on the recession plane qualifying matter.	14.5	Reject – out of scope This submission is not on the content of the plan change.

Recommendations & Responses

Framework

10.1.2 Reject – 834.176

10.1.3 The rule operative framework is based on different zone expectations, with thresholds set accordingly. I consider that the thresholds set are appropriate and make reference to evidence by Ms Blair.

10.1.4 Accept – 798.4

10.1.5 As stated earlier, I agree that there is a limit of RD for any residential activities. This should be applied throughout.

Modification of specific rules

10.1.6 Accept – 834.175

10.1.7 Reference is made to evidence by Ms Blair.

10.1.8 Reject – 584.4

10.1.9 Specifying notification would be contrary to a s95 assessment under the Act and is considered ultra vires.

10.1.10 Accept – 842.30

10.1.11 Accept – 834.178

10.1.12 As a consequence of the recommendation to change permitted heights, I consider it appropriate to create a new permitted standard within Chapter 6. Reference is made to evidence by Ms Blair.

Residential design principles

10.1.13 Reject

10.1.14 Applying RDPs for every breach would be excessive and not reflect the nature and degree of non-compliance. I also reject the request to remove RDPs from being considered under RD1 as they are appropriate to be relied upon for developments of four units or more.

Greater restrictions / controls – beyond MDRS

10.1.15 Reject – out of scope

10.1.16 Council is required to implement MDRS in accordance with s77G of the Act, only limiting residential intensification in accordance with s77I of the Act. Requested changes would be contrary to MDRS.

10.1.17 Reject – out of scope - 259.10

10.1.18 I consider modifying such controls beyond the scope of applying MDRS.

10.1.19 Reject in-part – out of scope - 443.9

10.1.20 I consider modifying such controls beyond the scope of applying MDRS. However, acknowledge that an error has been made in how this has been applied. I recommend that the operative 14.4 sub-chapter rules for retirement villages are applied.

General opposition to intensification

10.1.21 Reject – out of scope

10.1.22 Council is required to implement MDRS in accordance with s77G of the Act, only limiting residential intensification in accordance with s77I of the Act.

Out of scope

10.1.23 This submission is not on the content of the plan change.

MRZ SITE DENSITY AND SERVICING – 14.5.2.1

10.1.24 A total of 17 submission points were made on this matter.

10.1.25 Please see **Appendix A** for submissions and recommendations.

MRZ BUILDING HEIGHT – 14.5.2.3

10.1.26 The following details the 116 submission points on MRZ building height.

MRZ Building height and maximum number of storeys – 14.5.2.3			
Theme	Points	Submission point	Response
Support, as notified 8 submission points	Submitters supported the MRZ proposal, as notified.	615.26, 418.1, 834.182, 656.13, 211.2, 372.17, 55.10, 519.12, 811.54	Acknowledge
Permitted MRZ height 7 submission points	Submitters seek that the permitted height within the zone is modified, stating: <ul style="list-style-type: none"> • Consent required for three storeys. • Generally, apply a more restrictive consenting and notification framework. • Better protect sunlight access and amenity. • Remove all controls within central city to focus development here. • Limit development to a 14m maximum. 	629.1, 310.2, 48.1, 344.9, 61.49, 902.9, 462.1	Permitted MRZ height - Reject: Council is required to implement MDRS and Policy 3 under s77G of the Act. Applying controls more restrictive than standards/requirements set under this direction is only able to be achieved via a qualifying matter (s77I). A qualifying matter for Sunlight Access has been proposed over the whole zone, achieving a more equitable sunlight access through an MDRS density. Lastly, a 14m permitted building height has been proposed to respond to Policy 3. Council is limited to a restricted discretionary activity status for MRZ residential development. Matters of discretion have been proposed to address concerns raised by submitters.
MRZ Local Centre Intensification Precinct & wider Policy 3 response 10 submission points	Submitters seek the following changes to the precinct: <ul style="list-style-type: none"> • Remove Precinct and up-zone to HRZ, six storeys (#834). • Remove Precinct and just apply MRZ, three storeys (#412). • Remove 14m permitted building height limit (#16). 	834.183, 412.1, 16.3, 862.1, 359.1, 413.3, 666.1, 504.1, 496.1, 682.1	MRZ Local Centre Intensification Precinct & wider Policy 3 response - Reject: An increased permitted building height is considered appropriate to respond to Policy 3(d) of the NPS-UD. The proposal is to have a commensurate response, with centres permitted to 14m being lesser in scale when compared to other centres. A number of centres

MRZ Building height and maximum number of storeys – 14.5.2.3			
Theme	Points	Submission point	Response
	<ul style="list-style-type: none"> General opposition to any Policy 3 response, rather intensification should be focused within central city / Adverse effects on: Sun, ecology, heritage, crime, infrastructure, and does not provide resilience to earthquakes. 		are proposed to have additional intensification responses or catchments extended to better respond to Policy 3(d). Reference should be made to section 6.4 of this report.
<p>Modification of height rule</p> <p>14 submission points</p>	<p>Submitters requested the following changes the MRZ height rule:</p> <ul style="list-style-type: none"> Restrict any residential development to an absolute maximum of 22m (#338, #339). Allow for 50% of roof elevation [gable ends] to exceed height by 1m (#685). Greater clarity of rule. Seek two storey limit adjoining open space zones to retain privacy of park users. Emergency service facilities, emergency service towers and communication poles are exempt from this rule (#842). Greater landscaping control as density increases. Ensure no sun access is lost. Require notification for three storey development / when building along southern boundary. 	<p>338.2, 339.3, 685.33, 564.5, 484.1, 842.31, 304.3, 1075.3, 21.2, 295.1, 584.5, 665.4, 67.9, 876.25, 685.33</p>	<p>Modification of height rule - Reject:</p> <p>Controls lesser than MDRS would be contrary to the Act as this can only be achieved through a qualifying matter (s771). This includes: setting an absolute maximum height; any lesser height; greater landscaping requirements; additional notification requirements. A sunlight access qualifying matter has been identified and will still apply to three storey developments. No other qualifying matters have been identified or are considered suitable to address other concerns.</p> <p>A Low PT Accessibility qualifying matter (LPTAA) has also been identified, ensuring that the maximum extent of intensified zones is within those areas with the greatest accessibility to public transport or centres, including newly developed areas.</p> <p>Regarding exemptions for gable ends - Reject:</p> <p>Allotments in Christchurch are typically deeper than they are wider, tending to force developments to be</p>

MRZ Building height and maximum number of storeys – 14.5.2.3			
Theme	Points	Submission point	Response
	<ul style="list-style-type: none"> Consider frost effects on footpaths and cycleways. 		<p>perpendicular to the road, having front doors and gable ends parallel to internal boundaries. Council has applied the Sunlight Access qualifying matter to better protect sun access in residential areas. The exemption of gable ends has the potential to compromise this, with additional shading effects across internal boundaries.</p> <p>Exemptions for emergency service facilities and equipment - Accept</p> <p>The submitter does not appear to suggest an alternative permitted height for such activities (noting that an 'unlimited' height would be inappropriate in a residential context). I recommend that the maximum permitted height in the zone (14m) is provided for emergency service building, with exemptions for associated communication equipment.</p> <p>Note on landscaping and frost – Reject in-part:</p> <p>MDRS sets landscaping controls and can only be made more onerous if greater density is enabled or there is a breach of permitted standards (i.e. through matter of discretion and consent conditions). Greater landscaping has been required for additional site coverage in HRZ. Lastly, the density provided in MRZ is not considered to have an adverse effect on footpath or cycleways.</p>

MRZ Building height and maximum number of storeys – 14.5.2.3			
Theme	Points	Submission point	Response
<p>Less than MDRS</p> <p>5 submission points</p>	<p>These submitters request that permitted heights in MRZ are reduced to only support two storey, with consent and/or notification required for any three storey development.</p>	<p>239.2, 303.5, 892.3, 490.1, 337.1</p>	<p>Less than MDRS - Reject:</p> <p>Council is required to implement MDRS and Policy 3 under s77G of the Act. Applying controls more restrictive than standards/requirements set under this direction is only able to be achieved via a qualifying matter (s77I).</p>
<p>Locational control/variation</p> <p>7 submission points</p>	<p>Submitters request that there is some locational variation to how MRZ is applied:</p> <ul style="list-style-type: none"> • Not applied to Cashmere Hills (#316, #250). • Not applied in Ashfield Place / Maidstone Road area (#495). • Limit New Brighton to two storeys (#294). • Limit development in cul de sacs to two storeys (#420). • Down-zone to MRZ in Rugby Street (#28). • Down-zone to MRZ in Helmores Lane, Desmond Street and Rhodes Street (#381) 	<p>316.3, 495.2, 294.2, 250.2, 420.1, 28.2, 381.7</p>	<p>Locational control/variation:</p> <p>These areas are specifically addressed as follows:</p> <ul style="list-style-type: none"> • Cashmere Hills: The areas within a walkable catchment to bus #1 or the Orbiter Bus are enabled to MRZ, and those outside of this catchment have the LPTAA applied. No other qualifying matter is seen to be applicable. I recommend that this request is accepted in-part. • Ashfield Place / Maidstone Road area: This lies within the Airport Noise Contour qualifying matter, with operative zoning proposed to be held. Reference should be made to evidence by Ms Oliver. • New Brighton: this area is covered by multiple coastal hazard qualifying matters that limit residential development to no greater than two storeys (8m). Reference should be made to evidence by Ms Oliver. • Rugby Street, Helmores Lane, Desmond Street, and Rhodes Street: all lie within an identified Policy 3 catchment, having HRZ applied. I recommend that this request is rejected. • Cul de sac development: No qualifying

MRZ Building height and maximum number of storeys – 14.5.2.3			
Theme	Points	Submission point	Response
			matter has been identified regarding traffic; MDRS must be applied. I recommend that this request is rejected.
<p>Generally opposed to intensification</p> <p>49 submission points</p>	<p>General opposition to increased heights for the following reasons:</p> <ul style="list-style-type: none"> • Privacy, sunlight, amenity. • Local environmental effect. • Crime. • Two storey should be maximum. • Earthquake effects. • Implement the post-EQ Blueprint. 	<p>256.1, 348.1, 203.1, 654.7, 224.2, 460.3, 486.2, 46.1, 410.1, 414.1, 23.3, 171.1, 88.2, 807.5, 81.4, 427.2, 467.4, 473.1, 355.2, 446.4, 358.1, 451.1, 340.3, 471.4, 9.1, 447.3, 1039.2, 448.1, 864.1, 477.3, 441.2, 449.1, 434.1, 870.3, 893.3, 468.2, 409.1, 407.1, 456.1, 26.1, 335.3, 866.1, 319.1, 230.1, 777.1, 298.2, 297.4, 901.4, 1047.2</p>	<p>This would be contrary to MDRS. A sunlight access QM has been identified and will still apply to three storey developments. No other qualifying matters have been identified or are considered suitable to address other concerns. I recommend that this request is rejected.</p>

Recommendations & Responses

Permitted MRZ height:

10.1.27 Council is required to implement MDRS and Policy 3 under s77G of the Act. Applying controls more restrictive than standards/requirements set under this direction is only able to be achieved via a qualifying matter (s77I). A qualifying matter for Sunlight Access has been proposed over the whole zone, achieving a more equitable sunlight access through an MDRS density. Lastly, a 14m permitted building height has been proposed to respond to Policy 3. Council is limited to a restricted discretionary activity status for MRZ residential development. Matters of discretion have been proposed to address concerns raised by submitters.

MRZ Local Centre Intensification Precinct & wider Policy 3 response:

10.1.28 An increased permitted building height is considered appropriate to respond to Policy 3(d) of the NPS-UD. The proposal is to have a commensurate response, with centres permitted to 14m being

lesser in scale when compared to other centres. A number of centres are proposed to have additional intensification responses or catchments extended to better respond to Policy 3(d). Reference should be made to section 6.4 of this report.

Modification of height rule:

10.1.29 Controls lesser than MDRS would be contrary to the Act as this can only be achieved through a qualifying matter (s77I). This includes: setting an absolute maximum height; any lesser height; greater landscaping requirements; additional notification requirements. A sunlight access qualifying matter has been identified and will still apply to three storey developments. No other qualifying matters have been identified or are considered suitable to address other concerns.

10.1.30 A Low PT Accessibility qualifying matter (LPTAA) has also been identified, ensuring that the maximum extent of intensified zones is within those areas with the greatest accessibility to public transport or centres, including newly developed areas.

Regarding exemptions for gable ends:

10.1.31 Allotments in Christchurch are typically deeper than they are wider, tending to force developments to be perpendicular to the road, having front doors and gable ends parallel to internal boundaries. Council has applied the Sunlight Access qualifying matter to better protect sun access in residential areas. The exemption of gable ends has the potential to compromise this, with additional shading effects across internal boundaries.

Exemptions for emergency service facilities and equipment

10.1.32 The submitter does not appear to suggest an alternative permitted height for such activities (noting that an 'unlimited' height would be inappropriate in a residential context). I recommend that the maximum permitted height in the zone (14m) is provided for emergency service building, with exemptions for associated communication equipment.

Note on landscaping and frost:

10.1.33 MDRS sets landscaping controls and can only be made more onerous if greater density is enabled or there is a breach of permitted standards (i.e. through matter of discretion and consent conditions). Greater landscaping has been required for additional site coverage in HRZ. Lastly, the density provided in MRZ is not considered to have an adverse effect on footpath or cycleways.

Less than MDRS:

10.1.34 Council is required to implement MDRS and Policy 3 under s77G of the Act. Applying controls more restrictive than standards/requirements set under this direction is only able to be achieved via a qualifying matter (s77I).

Locational control/variation:

10.1.35 These areas are specifically addressed as follows:

10.1.36 Cashmere Hills: The areas within a walkable catchment to bus #1 or the Orbiter Bus are enabled to MRZ, and those outside of this catchment have the LPTAA applied. No other qualifying matter is seen to be applicable. I recommend that this request is accepted in-part.

10.1.37 Ashfield Place / Maidstone Road area: This lies within the Airport Noise Contour qualifying matter, with operative zoning proposed to be held. Reference should be made to evidence by Ms Oliver.

10.1.38 New Brighton: this area is covered by multiple coastal hazard qualifying matters that limit residential development to no greater than two storeys (8m). Reference should be made to evidence by Ms Oliver.

10.1.39 Rugby Street, Helmores Lane, Desmond Street, and Rhodes Street: all lie within an identified Policy 3 catchment, having HRZ applied. I recommend that this request is rejected.

10.1.40 Cul de sac development: No qualifying matter has been identified regarding traffic; MDRS must be applied. I recommend that this request is rejected.

Generally opposed to intensification – out of scope

10.1.41 This would be contrary to MDRS. A sunlight access QM has been identified and will still apply to three storey developments. No other qualifying matters have been identified or are considered suitable to address other concerns. I recommend that this request is rejected.

MRZ SITE COVERAGE – 14.5.2.4

10.1.42 The following details the 23 submission points made against MRZ Site coverage.

Site Coverage – 14.5.2.4		
Theme	Points	Submission point
Considered elsewhere	<i>These submission points are beyond the scope of this evidence and are considered elsewhere.</i>	381.16, 381.17
Support, as notified 2 submission points	Submitters #814 (Carter Group Limited) and #823 (The Catholic Diocese of Christchurch), support the provision, as notified, specifically the exemptions for eaves and overhangs.	814.162 823.130
Exclusions of eaves, overhangs, and gutters 9 submission points	Most submitters sought greater clarification or leniency to this provision. Specifically: <ul style="list-style-type: none"> Increasing eaves and overhangs exemption to 600mm, some also stating 200mm for gutters should be added. 	38.1, 684.4, 685.34, 720.10, 834.185, 877.28, 903.37, 914.13, 2076.14

Site Coverage – 14.5.2.4		
Theme	Points	Submission point
	<ul style="list-style-type: none"> Increasing to 500mm, overall. Completely discount any eaves, overhangs, or gutters. 	
Greater restrictions 3 submission points	<ul style="list-style-type: none"> Submitters #519 and #67 requested greater controls on site coverage to manage bulk and sunlight access. Submitter #488 requested that the calculation is clarified to remove the likes of driveways and other communal areas. 	488.1 519.23 67.7
Stormwater management 2 submission points	These submitters request that there are greater controls to restrict impervious surface to better manage stormwater effects.	11.3 832.15
Out of scope – retirement villages 1 submission point	Submitter #811 (Retirement Village Association) requests controls specifically to support the develop retirement villages.	811.55
General opposition to intensification 2 submission points	These submitters expressed a general opposition to the intensification response, as directed, or requested a lesser approach overall.	134.6 742.2

Recommendations & Responses:

Exclusions of eaves, overhangs, and gutters - Accept in-part

10.1.43 I agree that the exemption can be made more flexible and recommend a total exemption of 650mm, accounting for any overhang, eave, or gutter, rather than separating out elements. I make reference to evidence by Mr Hattam.

Greater restrictions - Reject

10.1.44 A more restrictive approach would be contrary to MDRS, with the sunlight access qualifying matter better addressing this effect through height in relation to boundary control. This is likely to have a proxy effect in terms of bulk and coverage. Lastly, the adoption of National Planning Standards definitions and MDRS ensures the likes of driveways are not counted towards building coverage.

Stormwater management - Reject

10.1.45 As previously discussed, Council is able to manage stormwater through Bylaws. I make reference to evidence by Mr Norton.

Retirement villages Reject – out of scope

10.1.46 As previously discussed, I consider that this is out of scope within MDRS areas and operative controls should apply.

General opposition to intensification - Reject

10.1.47 Council is required to give effect to MDRS through s77G of the Act.

MRZ OUTDOOR LIVING SPACE – 14.5.2.5

10.1.48 Council received 9 submission points against the MRZ outdoor living space provisions. Reference is made to **Appendix A** for their assessment.

MRZ HEIGHT IN RELATION TO BOUNDARY – 14.5.2.6

10.1.49 This matter is addressed as part of the Sunlight Access QM under Issue 5.

MRZ MINIMUM BUILDING SETBACKS – 14.5.2.7

10.1.50 The following details the 44 submission points made again MRZ building setbacks.

Theme	Points	Submission point
Considered elsewhere	<i>These submission points are beyond the scope of this evidence and are considered elsewhere.</i>	381.18, 834.66, 829.9, 829.5
Support as notified 1 submission point	The submitter supports the proposed rule, as notified.	89.9
Garage doors 2 submission points	Submitters #685 (Canterbury / Westland Branch of Architectural Designers NZ) #720 (Mitchell Coll) request that that a sub-clause is added to ensure that garage doors do not extend over the road boundary.	685.39 720.14
Accessory building exemption 8 submission points	A number of different requests were made for this rule. Specifically: <ul style="list-style-type: none"> • Ensure that ‘nil’ is stated to be clear that no setback shall apply (#903, #914, #293). • Remove the performance criteria (#877, #834). 	877.29, 834.188, 903.39, 914.15, 720.15, 685.41, 293.2, 811.60,

Theme	Points	Submission point
	<ul style="list-style-type: none"> • Reduce the exempted length from 10.1m to 6.2m (#685, #720). • The exclusion is removed (#811). 	
<p>Exclusions of eaves, overhangs, and gutters</p> <p>4 submission points</p>	<p>Submitters requested the following regarding this exemption:</p> <ul style="list-style-type: none"> • Be clear that exemption only applies when dimensions are met (#811). • Increase to 600mm, with 200m for gutters (#834). • Decrease to 300mm overall along the road boundary (#685). • Increase to 600mm, with 50% of any overhang greater than 300mm included in coverage (#684). 	811.60, 684.5, 834.188, 685.40
<p>Corner sites</p> <p>1 submission point</p>	<p>Submitter #38 requests that the clarity of the rule for setbacks on corner sites is improved.</p>	38.3
<p>Advice note</p> <p>1 submission point</p>	<p>Fire and Emergency (842) requests that the following advice note is appended to building setback standards:</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>	842.32
<p>Greater restrictions</p> <p>18 submission points</p>	<p>Most submitters sought that setbacks were increased to better protect sunlight access and reduce privacy and dominance effects. Some made specific reference to the management of window sizes that would overlook living areas as part of the assessment process.</p> <p>Submitters #710 and #734 sought that greater restrictions are applied along heritage interfaces. Here, reference is made to evidence by Ms Dixon and Ms Richmond.</p> <p>Submitter #876 requests that safety effects of increased shade and frost upon the cycleways and</p>	653.1, 23.1, 701.8, 734.3, 383.1, 431.3, 519.24, 469.4, 710.1, 679.4, 220.7, 221.7, 710.2, 222.11, 673.10, 674.1, 876.27, 272.5

Theme	Points	Submission point
	footpaths within the zone are better considered.	
General opposition to intensification response 4 submission points	These submitters expressed a general opposition to the intensification response, as directed, or requested a lesser approach overall.	134.5, 1047.3, 504.7 901.3

Recommendations & Responses

Garage doors - Reject

10.1.51 While I agree that such a control is beneficial, the setback control is directed by the MDRS density standard, which is tied to ‘buildings’. This definition includes garages, therefore having a control for garage doors opening may have a proxy effect of increasing building setbacks.

Accessory building exemption

10.1.52 Accept in-part – #903, #914, #293

10.1.53 I accept that greater clarity is needed, however reinstating Nil may not achieve this.

10.1.54 Reject – remaining submission points

10.1.55 The exemption is carried over from the operative Plan and ensures adequate flexibility for common accessory buildings, with additional flexibility. Removing performance criteria is considered inappropriate as remaining built form standards would ineffectively manage potential overshadowing, dominance, and privacy effects.

Exclusions of eaves, overhangs, and gutters - Accept in-part

10.1.56 As per response to site coverage exemption, I agree that the exemption can be made more flexible and recommend a total exemption of 650mm, accounting for any overhang, eave, or gutter, rather than separating out elements. I make reference to evidence by Mr Hattam.

Corner sites - Accept in-part

10.1.57 I agree that the application for corner sites is unclear, however the rule is an MDRS density standard. I have interpreted the corner site inclusion to note that there are no rear boundaries for such sites and only side boundary controls would apply. As the setback control is the same, I do not see this has having any material effect. Clarity could be improved with an explanatory diagram.

Advice note – Accept #842.32

Greater restrictions - Reject in-part

10.1.58 Applying greater restrictions would be contrary to MDRS and s77G of the Act. However, I accept that there can be consideration of privacy and safety effects as part of the matters of discretion if there is a breach of the MDRS standard.

General opposition to intensification response - Reject

10.1.59 Council is required to give effect to MDRS through s77G of the Act.

MRZ OUTLOOK SPACE PER UNIT – 14.5.2.8

10.1.60 A total of 10 submission points were made against outlook space controls for both MRZ and HRZ. **Appendix A** provides an overview and recommendations.

MRZ WINDOWS TO STREET – 14.5.2.10

10.1.61 A total of 47 submission points were made against the window to street standard for MRZ and RHZ. **Appendix A** provides an overview and recommendation.

10.1.62 Submissions focused on the following matters:

Point of measurement

10.1.63 Submitters raise concern about where wall which would be measured to assess the percentage of glazing that would be required. I believe that the proposed ‘street-facing façade’ definition addresses this issue, as notified.

Orientation or thermal performance

10.1.64 Some submitters request that more leniency should be added for southern orientation or to address thermal performance. I believe that the sum of the exemptions proposed provide a means to reduce glazing requirements, noting that this only applies along a road boundary within a specific site depth (12m) under the notified rule. The building code addresses thermal performance.

Exclusion of garage walls

10.1.65 Some submitters request that garage walls should be exempt from the calculation. I reject this request as I believe this would act as a disincentive for glazing, whereby garages could be positioned along the boundary, resulting in an outcome that defeats the purpose of the rule.

Complexity of exemptions

10.1.66 Submitters stated that some of rule wording was complex and difficult to understand. I agree that the rule clarity can be improved and recommend changes accordingly.

12m of site depth

10.1.67 A number of submitters request that the exemption proposed for the rule to only apply within the first 12m of parcel depth should be reduced to 6m. The distance applied is intended to address the potential for street-facing facades to apply within this area where it could have a positive impact on street amenity and passive surveillance. I recommend that the notified exemption is unchanged and refer to evidence of Mr Hattam.

Exemption of gables – diagram clarity

10.1.68 Several submitters request that all of a gable should be exempt where unoccupied. Greater clarity should also be applied for mono-pitch roofs. I believe that the exemption discussed in the rule whereby building form above the internal ceiling of the highest room is exempt from the calculation. I agree that greater clarity could be added, including other building form examples.

Reducing glazing to 15%

10.1.69 A number of submitters request that the rule is made more lenient to permit 15% glazing – either by meeting exemptions (as notified) or as of right. I agree that the approach can be simplified, and refer to evidence of Mr Hattam who supports a reduction to 15% when performance standards are met.

ISSUE 2 – RELATED PROVISIONS CONSEQUENTIAL ON MDRS

HRZ BUILDING SEPARATION – 14.6.2.5

10.1.70 A total of 9 submission points were made on this standard. Most submitters request that the rule removed as the rule was considered to be too restrictive and ambiguous as to where it applied. I accept that the clarity of the rule can be improved as it is intended only to apply internally to a development site. I recommend that changes are made accordingly and that these submissions are rejected in-part.

10.1.71 A number of submitters requested that the rule be modified to be more specific (i.e. only relate to buildings on the same development site) and should include exemptions for common walls. As above, I accept that the clarity of the rule can be improved, however consider that common wall exemption is already included in setback and height in relation to boundary controls. I therefore recommend that these submissions are accepted in-part.

10.1.72 Two submission points opposed intensification as proposed and request that there was greater protection for privacy, in respect of window sizes and overlooking of outdoor areas. I consider that privacy is considered as part of relevant matter of discretion where there are boundary breaches. I recommend that these submissions are rejected in-part.

MRZ & HRZ FENCING AND SCREENING – 14.5.2.9 & 14.6.2.6

10.1.73 A total of 22 submission points were made across MRZ and HRZ fencing controls. **Appendix A** provides an overview and recommendations.

10.1.74 While many submitters were supportive of controls, most seek changes to fencing controls to ensure greater privacy, particularly along the front road boundary. I make reference to the evidence of Mr Hattam, who has agreed that the notified height of 1.5m should be increased to 1.8m.

MRZ & HRZ GROUND FLOOR HABITABLE ROOM – 14.5.2.12 & 14.6.2.9

10.1.75 A total of 9 submission points were made across MRZ and HRZ minimum unit size standards. **Appendix A** provides an overview and recommendations.

MRZ & HRZ SERVICE, STORAGE AND WASTE MANAGEMENT – 14.5.2.13 & 14.6.2.11

10.1.76 A total of 23 submission points were made across MRZ and HRZ waste and storage standards. **Appendix A** provides an overview and recommendations.

Rule clarity

10.1.77 Submitters seek that the rule is updated to improve clarity. I accept that greater clarity should be provided for the rule and its application.

10.1.78 Communal waste area pathway

10.1.79 Some submitters requested that a better pathway was provided for communal waste areas, given an overall more intensified urban form was anticipated. I recommend that a new Controlled Activity is added for communal bins, reflective of the prospective bylaw changes.

Internal storage

10.1.80 A number of submitters seek that internal storage controls are either removed or reduced. Internal storage controls are important to ensure that housing is designed for multiple household types and improves the transition to a more intensified urban form.

Washing line exemption

10.1.81 Some submitters seek that a fold down washing line is permitted. I believe that such an approach is likely to lead to perverse outcomes, increasing conflicts in outdoor areas. I refer to evidence by Mr Hattam and Ms Blair.

MRZ & HRZ WATER SUPPLY FOR FIRE FIGHTING – 14.5.2.14 & 14.6.2.13

10.1.82 Three submission points have been made against water supply for fire fighting, all in support or neutral.

MRZ & HRZ GARAGE AND CARPORT LOCATION – 14.5.2.15 & 14.6.2.14

10.1.83 A total of 10 submission points have been made on the garage and carport location standard across MRZ and HRZ sub-chapters. The majority of submitters were in support of the proposed provision, with some seeking modification.

10.1.84 Principally, submitters seek that the rule is made the same across MRZ and HRZ sub-chapters. It was also requested that the rule be more targeted to where such control relates – i.e. road-facing residential units, and should not relate to greater than three units. I agree and accept this submission point. I also recommend that this is extended to include car parking spaces and that the rule should utilise the *street-facing façade* definition proposed as part of PC14.

10.1.85 Other submitters have questioned whether such a control is possible under MDRS. I believe that Council is able to apply related provisions under s80E of the Act where this does not impede MDRS density standards from being achieved.

HRZ LOCATION OF OUTDOOR MECHANICAL VENTILATION – 14.5.2.17 & 14.6.2.15

10.1.86 A total of 13 submission points have been made on mechanical ventilation controls across MRZ and HRZ sub-chapters. Submitters were split between those who supported the proposed standard with modification, and those who requested that the standard be removed.

10.1.87 Submitters in support requested that the rule be simplified to manage effects along a road boundary and simply be screened. I agree and accept these submissions. Some submitters also requested that such facilities be contained in a separate plant room. I reject this approach as it is overly restrictive and best managed through acoustic controls within the District Plan.

10.1.88 Submitters in opposition stated that the rule was excessive and would restrict MDRS development. As notified, I agree that the provision is overly restrictive and lacks focus on areas of concern. However, the principal reason for the rule is to better manage street amenity and connectivity. Changes have been recommended to simplify the rule accordingly.

MRZ & HRZ MINIMUM UNIT SIZE – 14.5.2 & 14.6.2.16

10.1.89 A total of 6 submission points were made across MRZ and HRZ minimum unit size standards. **Appendix A** provides an overview of and recommendations.

ISSUE 3 – LEVEL OF ENABLEMENT UNDER NPS-UD

10.1.90 Policy 3 of the NPS-UD has been applied across two zones within the residential chapter: Residential High Density Zone (HRZ) – 14.6; and Residential Guest Accommodation Zone (RGA) – 14.11. This section addresses submissions on each of these in turn.

HRZ ACTIVITY TABLES

10.1.91 The following details the 228 submission points made against HRZ activity tables.

14.6.1 – High density residential zone activity rules			
Theme	Points	Submission point(s)	Response
<i>Considered elsewhere</i>	<i>These submission points relate to matters not addressed in this evidence.</i>	805.27, 1048.28, 834.213	<p>Please make reference to the following evidence:</p> <ul style="list-style-type: none"> • Airport Noise Contour – Ms Oliver • Residential Character Areas – Ms While • Residential Character Areas – Ms Dixon • Electricity transmission – Ms Oliver • Industrial / Residential interface – Ms Ratka • Railway setback – Ms Oliver • Landscaping and Tree Canopy – Ms Hansbury
Support, as notified 166 submission points	These 157 submitters expressed broad support for the proposed council intensification response, specifically enabling residential buildings of six and 10-storeys.	72.3, 191.8, 233.12, 262.10, 263.10, 264.12, 265.12, 266.12, 267.12, 268.12, 269.12, 270.12, 271.12, 273.12, 274.12, 274.13, 305.4, 342.10, 345.12, 346.12, 347.12, 350.9, 361.8, 362.10,	Acknowledge

14.6.1 – High density residential zone activity rules			
Theme	Points	Submission point(s)	Response
		365.11, 366.12, 370.12, 371.8, 372.12, 373.12, 374.12, 375.12, 379.11, 384.12, 387.12, 389.10, 391.12, 392.12, 393.12, 394.11, 395.12, 415.8, 416.5, 503.10, 505.5, 510.6, 512.13, 515.12, 516.12, 517.12, 519.15, 520.12, 521.12, 522.12, 523.5, 524.12, 525.12, 527.12, 529.12, 531.5, 532.11, 533.12, 537.10, 541.4, 542.4, 544.4, 551.13, 552.12, 553.4, 554.4, 555.13, 555.4, 557.4, 558.3, 559.4, 560.4, 562.4, 563.11, 567.12, 575.12, 576.8, 577.13, ,578.12, 586.6, 587.12, 588.12, 589.12, 594.9, 595.4, 596.4, 597.4, 598.4, 600.6, 601.4, 603.4, 604.4, 606.4, 607.4, 608.4, 609.3, 610.4, 612.4, 613.4, 614.4, 615.4, 616.4, 617.4, 618.4, 619.4, 620.4, 622.8, 628.4, 632.4, 634.4, 635.4, 639.5, 640.4, 641.4, 642.4, 643.12, 645.4, 646.12, 648.4, 649.4, 650.4, 651.4, 652.4, 655.12, 658.5, 661.5, 662.5, 713.12, 714.8, 715.12, 717.12, 719.12, 721.5, 722.4, 724.7, 727.7, 733.12, 738.11, 752.12, 753.12, 754.12, 808.4, 832.12, 837.12, 839.12, 840.12, 843.12, 844.12, 1049.12, 846.7, 918.11, 254.3, 261.12	
	<p>These 9 submission points expressed support for specific provisions, as notified, namely:</p> <ul style="list-style-type: none"> Retaining the activity status of activities throughout HRZ (#61); 	61.26, 61.27, 61.28, 61.25, 237.36, 237.34, 191.5, 237.35, 556.8	Acknowledge

14.6.1 – High density residential zone activity rules			
Theme	Points	Submission point(s)	Response
	<ul style="list-style-type: none"> Retaining P1 (#237, #191); Retaining P6, P7, P12, P13, C1, C2, and RD1 (#237); Retaining RD5 (#556). 		
Building height 4 submission points	Submitters raised several points: <ul style="list-style-type: none"> 10-storeys area should be increased to 35-storeys (#602); Opposed to 10-storey (32m) heights (#237); Increase permitted heights to at least 6 storeys (#121); Delete RD7 and RD8, replace with one rule for height non-compliances and retain notified matters of discretion (#834).	602.8, 237.6, 121.23, 834.212	Building height: Reject – 602.8, 237.6 <i>Please refer to assessment under the built form standard.</i> Accept – 121.23, 834.212 As a consequence of recommendation to the building height built form standard, RD rules must be updated. Reference is made to assessment under the built form standard.
Reduce central city heights 1 submission point	Robert J Manthei (#200) requests that buildings do not exceed 12m within the HRZ in the 4 Avenues.	200.7	Reduce central city heights: Reject Council is required to provide for an intensification response in accordance with Policy 3 of the NPS-UD, which requires at least six storeys to be enabled surrounding the city centre zone.
Central city focus 3 submission points	These submitters requested that any HRZ intensification is limited to the central city, with submitter #671 also requesting that this should also apply to the [former] Red Zone land	81.1, 81.2, 671.2	Central city focus: Reject Council is required to

14.6.1 – High density residential zone activity rules			
Theme	Points	Submission point(s)	Response
	[SPOARC].		provide for an intensification response in accordance with Policy 3 of the NPS-UD. Only a few sites within the former Red Zone are considered to lie within a Policy 3(c) catchment, but a qualifying matter has been proposed over this are to restrict intensification. Reference is made to evidence by Ms Hansbury.
Framework 1 submission point	Wolfbrook (#798) request that there are no Discretionary Activities for residential activities.	798.5	Framework: Accept As stated earlier, I agree that there is a limit of RD for any residential activities. This should be applied throughout.
Specific rules 12 submission points	D1 – Education facility, spiritual activity, health care facility, or preschool activities: Kāinga Ora – Homes and Communities (#834) requests that education, spiritual, health, pre-school activities are located inside the Four Avenues. Adopt the MRZ provisions/ activity status for such activities located in the HRZ outside the Four Avenues.	834.215	Specific rules: Accept - 834.215 I agree that this is a result of using the RCC sub-chapter has a basis for the HRZ chapter. The framework outlined in in the operative Plan under 14.5.1.RD8 should be adopted for such activities outside of the central city, as defined in Chapter 2.
	P10 – Retirement Villages RVA (#811) supports this as notified.	811.68	Acknowledge

14.6.1 – High density residential zone activity rules			
Theme	Points	Submission point(s)	Response
	<p>RD1 – Cultural activity at 52 Rolleston Avenue:</p> <p>Fire and Emergency (#842) requests that the rule reference is updated, noting an error in rule reference.</p>	842.34	Accept - 842.34
	<p>RD2 – Number of units, garaging, and habitable rooms:</p> <ul style="list-style-type: none"> • Kāinga Ora – Homes and Communities (#834) requests that duplication between RD2 and RD6 is addressed. • Andrew Evans (#89) requests that no reference is made to 14.15.1 (Residential Design Principles), leaving no matters of discretion for the non-compliance. 	834.202, 89.13	<p>Accept in-part - 834.202, 89.13</p> <p>I acknowledge that there is duplication between RD2 and RD6, which should be addressed. Reference is made to the evidence of Ms Blair. However, I recommend that the request to remove reference to 14.15.1 is inappropriate and unworkable.</p>
	<p>RD4 – Retirement villages:</p> <p>Fire and Emergency (#842) requests that the rule reference is updated, noting an error in rule reference.</p>	842.35	Accept - 842.35
	<p>RD5 – Retirement villages:</p> <p>Fire and Emergency (#842) requests that the rule reference is updated, noting an error in rule reference.</p>	842.36	Accept - 842.36
	<p>RD7 & RD8 – Buildings between 14-20m/20-32m; buildings over 20/32m:</p> <ul style="list-style-type: none"> • Winton Land Limited (#556) requests for the rule to make reference to six storeys, or 	556.9, 556.10, 61.4, 237.40	<p>Accept in part - 556.9, 556.10</p> <p>As previous, it has been recommend that the permitted heights are modified and all HRZ Precincts are removed, largely</p>

14.6.1 – High density residential zone activity rules			
Theme	Points	Submission point(s)	Response
	<p>reference 23m, retaining the 32m control, and associated standards. The submitter also requests for any breach to be exempt from any form of notification and for the HRZ Precincts to be removed.</p> <ul style="list-style-type: none"> • Submitters #61 and #237 request for matters of discretion to be broadened, restricting height to 20m and for the recession plane to be identified. 		<p>addressing this request.</p> <p>Reject - 61.4, 237.40</p> <p>This does not adequately respond to the NPS-UD.</p>
	<p>RD17 – Wind effects for buildings above 20m:</p> <ul style="list-style-type: none"> • Kāinga Ora – Homes and Communities (#834) requests that the rule is removed and replaced with a permitted standard, which could be under Chapter 6 (General Rules and Procedures). • Winton Land Limited (#556) requests that the height threshold is increased to 23m. 	834.214	<p>Accept in-part - 834.214</p> <p>As a consequence of the recommendation to change permitted heights, I consider it appropriate to create a new permitted standard within Chapter 6. The height reference should be 22m to align with permitted HRZ heights. Reference is made to evidence by Ms Blair.</p>
<p>Notification</p> <p>11 submission points</p>	<p>A number of submitters requested changes to notification thresholds across HRZ rules, namely:</p> <ul style="list-style-type: none"> • Kāinga Ora – Homes and Communities (#834) and Otautahi Community Housing Trust (#877) request that notification thresholds are updated across rules. 	877.34, 834.200	<p>Notification:</p> <p>Accept in-part - 877.34, 834.200</p> <p>I accept that notification thresholds should be reviewed as a consequence of wider recommended changes to the framework and to better address Clause 5 of MDRS. Reference</p>

14.6.1 – High density residential zone activity rules			
Theme	Points	Submission point(s)	Response
			is made to the evidence of Ms Blair.
	<ul style="list-style-type: none"> Submitters #222, #584, #165, #164 request that the RD9 (Height in relation to boundary) and RD10 (Setbacks) are amended to require limited notification. Victoria Neighbourhood Association (#61) also request this is extended to RD13 (Landscaping and tree canopy cover) and RD21 (Mechanical ventilation), or any increase in height. Susan Barrett (#236) requests that notification is required for anything over two storeys. 	222.12, 164.7, 165.5, 61.52, 584.9, 61.37, 236.1	<p>Reject - 222.12, 164.7, 165.5, 61.52, 584.9, 61.37, 236.1</p> <p>Specifying notification would be contrary to a s95 assessment under the Act and is considered ultra vires. Such an approach is also likely to be contrary to Clause 5 of MDRS.</p>
	Submitters express support for limited notification not being precluded for non-compliances relating to height or height in relation to boundary.	62.5, 86.5	Acknowledge
<p>Residential design principles</p> <p>3 submission points</p>	Submitters #720 (Mitchell Coll) and #685 (Canterbury / Westland Branch of Architectural Designers NZ) request that the residential design principles (RDPs) are considered for any breach of built form standards;	720.25, 685.55, 720.24	<p>Residential design principles:</p> <p>Reject - 720.25, 685.55, 720.24</p> <p>I reject the request to remove RDPs from being considered under RD1 as they are appropriate to be relied upon for developments of four units or more.</p>

14.6.1 – High density residential zone activity rules			
Theme	Points	Submission point(s)	Response
<p>Consideration of commercial activities</p> <p>1 submission point</p>	<p>Kāinga Ora – Homes and Communities (#834) requests that a new rule is created to allow for retail, office, and commercial services as a restricted discretionary activity at the ground floor.</p>	834.216	<p>Consideration of commercial activities:</p> <p>Reject - 834.216</p> <p>I consider such an approach to be contrary to the centres-based approach under the NPS-UD. Reference is made to the evidence of Mr Lightbody.</p>
<p>Inconsistent with Act and NPS-UD</p> <p>2 submission points</p>	<p>Submitters #814 (Carter Group Limited) and #823 (The Catholic Diocese of Christchurch) both seek that RD6 to RD23 are removed in their entirety as they are considered Inconsistent with Act and NPS-UD, or if considered appropriate, should be a Controlled Activity.</p>	814.171, 823.137	<p>Inconsistent with Act and NPS-UD:</p> <p>Reject - 814.171, 823.137</p> <p>This change relates to all newly proposed activity standards for HRZ. Removing this activity standard is an inappropriate means to manage effects. I consider that the threshold that is set is appropriate and has been provided by the Act and NPS-UD. Reference is made to section 6.2 of this report.</p>
<p>Greater restrictions / controls – beyond MDRS</p> <p>11 submissions points</p>	<p>These submitters requested greater restrictions on controls directed by MDRS, namely:</p> <ul style="list-style-type: none"> • Oppose six storeys. • Requirements for notification for activities either permitted by MDRS density standard or where directed by Clause 5 of MDRS. • Notification at southern boundary and Planes. 	771.2, 13.3, 398.5, 447.13, 460.6, 239.5, 297.5, 376.6, 295.6, 385.6, 259.12	<p>Greater restrictions / controls – beyond MDRS:</p> <p>Reject – out of scope</p> <p>Council is required to implement MDRS in accordance with s77G of the Act, only limiting residential intensification in accordance with s77I of the Act. Requested</p>

14.6.1 – High density residential zone activity rules			
Theme	Points	Submission point(s)	Response
	<ul style="list-style-type: none"> Greater controls to protect privacy and site density. <p>Ara Poutama Aotearoa (Corrections NZ - #259) requests that definitions and controls are modified to provide for housing to support the needs of Courts and Parole Board [i.e. corrections housing].</p>		<p>changes would be contrary to MDRS.</p> <p>Reject – out of scope - 259.12</p> <p>I consider modifying such controls beyond the scope of applying MDRS.</p>
<p>General opposition to intensification</p> <p>5 submission points</p>	<p>Submitters expressed their general opposition to the intensification response, particularly permitted activities for three units or three storey buildings/</p>	427.5, 141.4, 142.2	<p>General opposition to intensification:</p> <p>Reject – out of scope - 427.5, 141.4, 142.2</p> <p>Council is required to implement MDRS in accordance with s77G of the Act, only limiting residential intensification in accordance with s77I of the Act.</p>
<p>Out of scope</p>	<p>The submitter request that an early determination on the recession plane qualifying matter.</p>	14.7	<p>Out of scope:</p> <p>Reject – out of scope - 14.7</p> <p>This submission is not on the content of the plan change.</p>

Recommendation & Responses

Building height:

10.1.92 Reject – 602.8, 237.6

10.1.93 Please refer to assessment under the built form standard.

10.1.94 Accept – 121.23, 834.212

10.1.95 As a consequence of recommendation to the building height built form standard, RD rules must be updated. Reference is made to assessment under the built form standard.

Reduce central city heights:

10.1.96 Reject

10.1.97 Council is required to provide for an intensification response in accordance with Policy 3 of the NPS-UD, which requires at least six storeys to be enabled surrounding the city centre zone.

Central city focus:

10.1.98 Reject

10.1.99 Council is required to provide for an intensification response in accordance with Policy 3 of the NPS-UD. Only a few sites within the former Red Zone are considered to lie within a Policy 3(c) catchment, but a qualifying matter has been proposed over this area to restrict intensification. Reference is made to evidence by Ms Hansbury.

Framework:

10.1.100 Accept

10.1.101 As stated earlier, I agree that there is a limit of RD for any residential activities. This should be applied throughout.

Specific rules:

10.1.102 Accept - 834.215

10.1.103 I agree that this is a result of using the RCC sub-chapter has a basis for the HRZ chapter. The framework outlined in the operative Plan under 14.5.1.RD8 should be adopted for such activities outside of the central city, as defined in Chapter 2.

10.1.104 Accept - 842.34

10.1.105 Accept in-part - 834.202, 89.13

10.1.106 I acknowledge that there is duplication between RD2 and RD6, which should be addressed. Reference is made to the evidence of Ms Blair. However, I recommend that the request to remove reference to 14.15.1 is inappropriate and unworkable.

10.1.107 Accept - 842.35

10.1.108 Accept - 842.36

10.1.109 Accept in part - 556.9, 556.10

- 10.1.110 As previous, it has been recommend that the permitted heights are modified and all HRZ Precincts are removed, largely addressing this request.
- 10.1.111 Reject - 61.4, 237.40
- 10.1.112 This does not adequately respond to the NPS-UD.
- 10.1.113 Accept in-part - 834.214
- 10.1.114 As a consequence of the recommendation to change permitted heights, I consider it appropriate to create a new permitted standard within Chapter 6. The height reference should be 22m to align with permitted HRZ heights. Reference is made to evidence by Ms Blair.

Notification:

- 10.1.115 Accept in-part - 877.34, 834.200
- 10.1.116 I accept that notification thresholds should be reviewed as a consequence of wider recommended changes to the framework and to better address Clause 5 of MDRS. Reference is made to the evidence of Ms Blair.
- 10.1.117 Reject - 222.12, 164.7, 165.5, 61.52, 584.9, 61.37, 236.1
- 10.1.118 Specifying notification would be contrary to a s95 assessment under the Act and is considered ultra vires. Such an approach is also likely to be contrary to Clause 5 of MDRS.
- 10.1.119 Acknowledge
- 10.1.120 Residential design principles:
- 10.1.121 Reject - 720.25, 685.55, 720.24
- 10.1.122 I reject the request to remove RDPs from being considered under RD1 as they are appropriate to be relied upon for developments of four units or more.

Consideration of commercial activities:

- 10.1.123 Reject - 834.216
- 10.1.124 I consider such an approach to be contrary to the centres-based approach under the NPS-UD. Reference is made to the evidence of Mr Lightbody.
- 10.1.125 Inconsistent with Act and NPS-UD:
- 10.1.126 Reject - 814.171, 823.137

10.1.127 This change relates to all newly proposed activity standards for HRZ. Removing this activity standard is an inappropriate means to manage effects. I consider that the threshold that is set is appropriate and has been provided by the Act and NPS-UD. Reference is made to section 6.2 of this report.

Greater restrictions / controls – beyond MDRS:

10.1.128 Reject – out of scope

10.1.129 Council is required to implement MDRS in accordance with s77G of the Act, only limiting residential intensification in accordance with s77I of the Act. Requested changes would be contrary to MDRS.

10.1.130 Reject – out of scope - 259.12

10.1.131 I consider modifying such controls beyond the scope of applying MDRS.

General opposition to intensification:

10.1.132 Reject – out of scope - 427.5, 141.4, 142.2

10.1.133 Council is required to implement MDRS in accordance with s77G of the Act, only limiting residential intensification in accordance with s77I of the Act.

Out of scope:

10.1.134 Reject – out of scope - 14.7

10.1.135 This submission is not on the content of the plan change.

HRZ BUILDING HEIGHT – 14.6.2.1

10.1.136 The following details the 146 submission points on HRZ building height.

HRZ – Building height – 14.6.2.1			
Theme	Points	Submission point(s)	Response
Support, as notified 35 submission points	Submitters supporting the HRZ proposal, specifically citing the 6 to 10 storey response and the housing supply that would be delivered. Others stated that the approach aligns with the intent of the NPS-UD.	793.4, 600.7, 191.7, 237.5, 595.8, 596.8, 597.8, 598.8, 601.8, 603.8, 604.8, 606.8, 550.5, 418.2, 624.12, 656.12, 137.1, 594.10, 637.2, 254.10,	Acknowledge

HRZ – Building height – 14.6.2.1			
Theme	Points	Submission point(s)	Response
		637.6, 551.14, 552.13, 553.13, 554.13, 558.10, 560.13, 562.13, 563.12, 559.13, 557.9, 631.3, 507.9, 372.16, 724.9, 811.69	
<p>Permitted building height</p> <p>17 submission points</p>	<p>Submitters seek the following regarding permitted building height in HRZ:</p> <ul style="list-style-type: none"> Amend to reflect bordering higher density: 22m bordering CCZ, 16m bordering TCZ, 18m Boarding Larger TCZ, 12m bordering any other centre (#685, #720). Retain 14m building height (#280, #16, #61). Reduce to two storey (#229). Reduce to 11m (#28). Increase to 20m permitted [esp. on Park Tce] (#749). Increase to 22m permitted (#834). Increase to 23m permitted (#556, #814, #823). Increase to 36m permitted around Riccarton, Hornby, and Papanui centres (#834). Retain heights in Central City / Remove all height control in Central City and focus development here. 	<p>280.1, 229.3, 749.4, 834.218, 556.12, 814.172, 823.138, 685.56, 720.26, 378.1, 481.1, 28.1, 16.4, 310.3, 45.2, 344.10, 61.50</p>	<p>Permitted building height:</p> <p>I agree that greater building heights should be permitted to better give effect to the direction under the NPS. Note that under section 6.2, I discuss how ‘enabling’ can be an activity status of anywhere between and including Permitted to Restricted Discretionary. Consideration of notification thresholds must also be considered, alongside how zone objectives and policies set development outcomes in a way that supports the outcomes sought under the NPS-UD.</p> <p>Building heights are proposed to change from being permitted up to 14m, and then RDA thereafter, to being the full height that the zone anticipates. However, the consent trigger of >3 units remains due to the relative importance of site layout, practicality, and building design – exacerbated as density increases.</p> <p>I support the increase of permitted heights to better give effect to the NPS-UD direction. Council has demonstrated that a height of 20m is adequate to provide for six storey development, however I support further modification of this to better</p>

HRZ – Building height – 14.6.2.1			
Theme	Points	Submission point(s)	Response
	<ul style="list-style-type: none"> • Only permit four storeys in any residential area. • Generally, apply a more restrictive threshold. 		<p>enable six storey development and architectural and building design variation and innovation. I recommend that the permitted building height is increased to 22m, subject to specific form controls.</p> <p>Regarding the request by #685 and #720, the building heights proposed a less than the heights proposed to respond to Policy 3. I recommend the request is rejected.</p> <p>The metropolitan centres response by Kainga Ora (#834) has been considered by Mr Lightbody, who maintains that Riccarton, Honby, and Papanui Centres do not meet the criteria to be a metropolitan centre. However, building heights within these centres are proposed to be increased to enable 10 storey development (32m). I support this recommendation. Accordingly, I recommend that the requested 36m permitted building height around these centres is rejected.</p> <p>Regarding a greater focus on the central city. I agree with submitters who state that the centre should have the greatest focus.</p> <p>The NPS-UD requires that greater intensification is progressed within the central city. There is a scale and significance element to this, with the largest centres required to have the greatest building heights. The notified proposal was to have 10-storeys surround the central city, due to the levels of services, transport, and housing demand within and</p>

HRZ – Building height – 14.6.2.1			
Theme	Points	Submission point(s)	Response
			<p>around the centre. As earlier noted, I accept that this level could be increased to increase the incentives of development within and around the central city. Enabled building heights and controls should be seen to be commercially feasible in order to be attractive and focus development around the centre. I therefore partially accept those submissions seeing to increase this height, recommending this is increased to 12-storeys.</p> <p>Land within the central city (4 Avenues) is considered stand out, both in terms of its positioning in the current Plan and historically through the city’s development. I therefore believe there is merit in also having an enabled building height which is greater than six storeys – i.e. introducing a third tier of building height for residential development within the walkable catchment from the central city.</p> <p>Recommendation included in this report accordingly propose that the future intensified 10-storey area is increased to 12-storey. Council is however required to provide a full Policy 3 response, which includes commercial centers outside of the city centre. I therefore reject any submission requesting a permitted building height less than 22m in height.</p> <p>As noted earlier, the Plan Change does not consider the greater enablement of specific land use activities, such as retirement villages</p>

HRZ – Building height – 14.6.2.1			
Theme	Points	Submission point(s)	Response
<p>Modification(s) to proposed rule</p> <p>11 submission points</p>	<p>Submitters seek further modification of rule, being:</p> <ul style="list-style-type: none"> • Require geotechnical assessment for any development over 10m. • Require notification and consent for anything above 2 storeys. • General improvements in clarity. • Check applications for compliance with rule. • Emergency service facilities, emergency service towers and communication poles are exempt from this rule (#842) • Lower heights to protect sun access / ensure not loss of sun access. • Better protect neighbouring privacy. • Increase wind assessment threshold to avoid unnecessary consenting and encourage six storey development. • Exemption for gable ends. 	<p>564.6, 236.2, 320.1, 842.37, 696.5, 1075.4, 337.3, 21.4, 295.3, 67.10, 242.4, 685.33</p>	<p>Modification(s) to proposed rule:</p> <p>The geotechnical assessment threshold is largely established within the delegation afforded to Council through the Building Act, outside of those areas of high natural hazard risk. I have discussed this with Council’s Senior Geotechnical Engineer, Ms Hebert, who has advised that site-specific geotechnical assessment and specific engineering design with geotechnical input is required for any residential development above two storeys, as is required for building two storeys or less in areas with high liquefaction vulnerability (like TC3).</p> <p>I therefore recommend that this request is rejected.</p> <p>Wind has been considered as part of the proposal and is proposed to be set at a threshold that is above permitted heights [i.e. buildings above 22m].</p> <p>I therefore recommend that this request is rejected</p> <p>Exemptions for emergency service facilities and equipment:</p> <p>The submitter does not appear to suggest an alternative permitted height for such activities (noting that an ‘unlimited’ height would be inappropriate in a residential context). I recommend that the maximum permitted height in the zone (14m) is provided for emergency service building, with</p>

HRZ – Building height – 14.6.2.1			
Theme	Points	Submission point(s)	Response
			<p>exemptions for associated communication equipment.</p> <p>Regarding exemptions for gable ends - Reject:</p> <p>Allotments in Christchurch are typically deeper than they are wider, tending to force developments to be perpendicular to the road, having front doors and gable ends parallel to internal boundaries. Council has applied the Sunlight Access qualifying matter to better protect sun access in residential areas. The exemption of gable ends has the potential to compromise this, with additional shading effects across internal boundaries.</p> <p>Rule structure, clarity, and applying more restrictive controls</p> <p>The building height rule has been redrafted due to the application of a 'full' permitted building height. This has simplified its application and the consenting pathway. Controls that would restrict Policy 3 development would be contrary to s77G without an identifiable qualifying matter and I therefore recommend submissions are rejected.</p>
<p>Minimum building height</p> <p>13 submission points</p>	<p>Submitters raised the following points regarding the proposal to have a minimum building height of 7m in HRZ:</p> <ul style="list-style-type: none"> • Approach counterproductive, impractical and overly 	<p>638.9, 720.27, 237.41, 147.4, 685.57, 625.10, 220.9, 221.9, 758.1, 772.1, 30.11, 867.2, 903.36</p>	<p>Minimum building height:</p> <p>Significant enablement is provided in HRZ areas when compared to operative Plan rezoning. The objective is to seek a transition to a higher density urban form. Residential s32 reporting showed that, despite RMD</p>

HRZ – Building height – 14.6.2.1			
Theme	Points	Submission point(s)	Response
	<p>restrictive / not enabling under NPS-UD.</p> <ul style="list-style-type: none"> • Single storey development should be allowed in suburbs. • It must state two storey (#30). • Also add provision that developments must be greater than 3 units (#685). • Increase this to being no less than what is permitted in HRZ [14m] and permitted heights boarding commercial centres increased (#685). • Must be 3-4 storeys as minimum (#147). • Bottom units would have lesser sunlight access (as per sunlight access) and have poor health outcomes / amenity effects in existing suburban areas. • Single level dwellings should be permitted for older persons housing. 		<p>anticipating up to three storey development, almost 40% of development remains for single level dwellings (page 112). Setting a minimum baseline seeks to ensure that at least some form of intensification is progressed in the zone. While a greater level of height may better reflect zone outcomes, this may be considered infeasible for a variety of reasons (ground conditions, site dimensions, site layout, site size, expense of lifts and/or fire regulation(s), etc.) and therefore two storeys is seen as a balanced approach between enabling housing while not artificially restricting housing development.</p> <p>Older persons housing is possible at level, with a number of retirement villages in Christchurch adopting a multi-level building design. However, I acknowledge that this only addresses a small proportion of the market. I therefore recommend that matters of discretion better consider older persons housing.</p> <p>Building height is used as a means to avoid conflating the definition of what constitutes a separate level, for example, whether a mezzanine is defined as a separate floor. A minimum building height of 7m likely forces a landowner/developer to build to two storeys, since it is unlikely that a single storey dwelling of such a height is commercially feasible.</p> <p>I agree that the rule could potentially add an unintended</p>

HRZ – Building height – 14.6.2.1			
Theme	Points	Submission point(s)	Response
			complication for one-off developments or extensions. In light of this, and the request by #685, I recommend that the rule is modified to only apply to development of 3 units or greater.
Maximum height control	Submitters seek that there is either an absolute maximum for residential units of five storeys (#276.1), or a maximum height of 22m.	276.1, 338.3, 339.4	Maximum height control: As discussed earlier, MDRS sets a maximum activity status of restricted discretionary, limiting the application of a maximum threshold. I therefore recommend the submissions on this matter are rejected.
Greater location control/variation 5 submission points	Submitters seek that there is greater variation in where HRZ is applied and to what degree. Points raised: <ul style="list-style-type: none"> • Height limit of two-storey near Lacebark Lane close to local industrial and commercial zones (#349.9) • Manage interface between MRZ and HRZ; ensure that MRZ heights and planes applied (#330.1) • 10-storey HRZ area increased to 35-storey (#602.4) • Up to eight storeys within areas with good walkability (#55) • Incentivise within 5km of CCZ (#55) • Increase intensification around centres (#55) 	602.4, 349.3, 330.1, 55.6, 834.218	Greater location control/variation: Addressing the requests in turn: Lacebark Lane is largely covered by the Residential-Industrial Interface qualifying matter. Reference should be made to evidence by Ms Ratka. Applying a more restrictive approach to MRZ along the HRZ boarder would not meet the requirements of Policy 3. I therefore recommend that this submission is rejected. I do not support increasing the 10-storey area to 35-storeys due to the potential to adversely impact on the future economic viability of the central city. Such a height would not be seen to provide a scaled approach to centres and would not meet the requirements of a Policy 1 of the NPS-UD. I therefore recommend that this

HRZ – Building height – 14.6.2.1			
Theme	Points	Submission point(s)	Response
	<ul style="list-style-type: none"> Increase to 36m permitted around Riccarton, Hornby, and Papanui centres (#834). 		<p>submission is rejected.</p> <p>Requests for greater intensification around specific centres, increases in catchments (#55, #834)</p> <p>Sections 6.3 and 6.4 of this report details recommended changes to catchments and levels of intensification. To summarise: greater intensification has been recommended around CCZ (12-storeys); all catchments around centres (except for large Local Centres) have a greater catchment; further rationalisation of zone boundaries has been recommended; greater intensification within Large Town Centres has been recommended by Mr Lightbody; and eight storeys has only been recommended as compensation for lost capacity around the Riccarton Town Centre.</p>
<p>More restrictive than MDRS</p> <p>1 submission point</p>	<p>Submitter seeks that permitted building level is set at two storeys, requiring consent at three.</p>	239.3	<p>More restrictive than MDRS – out of scope:</p> <p>As discussed above, such an approach would be contrary to s77G of the Act.</p>
<p>Opposed to Policy 3 response</p> <p>23 submission points</p>	<p>Submitters are generally opposed to the proposed Policy 3 intensification response, specifically stating:</p> <ul style="list-style-type: none"> Focus should be on the central city, only / suburban areas limited to 3 storeys. 	862.2, 636.2, 892.4, 359.2, 902.19, 864.2, 413.5, 177.1, 666.2, 504.3, 571.27, 81.3, 34.1, 890.2, 889.2, 712.2, 450.1, 71.1, 160.2, 496.2, 10.2, 712.1, 142.4	<p>Opposed to Policy 3 response:</p> <p>The greater focus of intensification around CCZ has been discussed earlier. Council is required to enable at least 3 storeys (MDRS) and provide for a greater intensification response through Policy 3 of the NPS, including at least six storeys. Providing for a building form less than this would be contrary to the Act</p>

HRZ – Building height – 14.6.2.1			
Theme	Points	Submission point(s)	Response
	<ul style="list-style-type: none"> • Generally opposed to intensification beyond 3 storeys; • Exempt block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line; retain Suburban Residential Transitional Zone. • Opposed to six storeys in Hornby; • Opposed to six storeys in Merivale; • Better respond to traffic and amenity effects. 		<p>(s77G and s77I).</p> <p>The above applies for requests around Riccarton (Large Town Centre Policy 3 catchment), Hornby (Large Town Centre Policy 3 catchment), and Merivale (Large Local Centre Policy 3 catchment).</p>
<p>Generally opposed to intensification</p> <p>30 submission points</p>	<p>General opposition to increase building heights; retain status quo generally sought. Other factors raised are effects on: privacy, amenity, housing supply, green spaces, and traffic.</p>	<p>225.7, 348.2, 203.2, 654.6, 224.3, 486.5, 460.4, 410.3, 414.2, 23.4, 171.2, 807.6, 427.3, 467.5, 473.2, 408.1, 422.1, 471.5, 447.5, 477.4, 449.2, 434.2, 870.4, 456.2, 1047.4, 335.4, 866.2, 230.2, 777.2, 297.6</p>	<p>Generally opposed to intensification:</p> <p>These submissions request a scale of development that is less than MDRS or the requirements of Policy 3 of the NPS-UD. I recommend that submissions are considered out of scope and rejected.</p>

Recommendations and Responses:

Permitted building height:

10.1.137 I agree that greater building heights should be permitted to better give effect to the direction under the NPS. Note that under section 6.2, I discuss how ‘enabling’ can be an activity status of anywhere between and including Permitted to Restricted Discretionary. Consideration of notification thresholds must also be considered, alongside how zone objectives and policies set development outcomes in a way that supports the outcomes sought under the NPS-UD.

- 10.1.138 Building heights are proposed to change from being permitted up to 14m, and then RDA thereafter, to being the full height that the zone anticipates. However, the consent trigger of >3 units remains due to the relative importance of site layout, practicality, and building design – exacerbated as density increases.
- 10.1.139 I support the increase of permitted heights to better give effect to the NPS-UD direction. Council has demonstrated that a height of 20m is adequate to provide for six storey development, however I support further modification of this to better enable six storey development and architectural and building design variation and innovation. I recommend that the permitted building height is increased to 22m, subject to specific form controls.
- 10.1.140 Regarding the request by #685 and #720, the building heights proposed a less than the heights proposed to respond to Policy 3. I recommend the request is rejected.
- 10.1.141 The metropolitan centres response by Kāinga Ora (#834) has been considered by Mr Lightbody, who maintains that Riccarton, Hornby, and Papanui Centres do not meet the criteria to be a metropolitan centre. However, building heights within these centres are proposed to be increased to enable 10 storey development (32m). I support this recommendation. Accordingly, I recommend that the requested 36m permitted building height around these centres is rejected.
- 10.1.142 Regarding a greater focus on the central city. I agree with submitters who state that the centre should have the greatest focus.
- 10.1.143 The NPS-UD requires that greater intensification is progressed within the central city. There is a scale and significance element to this, with the largest centres required to have the greatest building heights. The notified proposal was to have 10-storeys surround the central city, due to the levels of services, transport, and housing demand within and around the centre. As earlier noted, I accept that this level could be increased to increase the incentives of development within and around the central city. Enabled building heights and controls should be seen to be commercially feasible in order to be attractive and focus development around the centre. I therefore partially accept those submissions seeing to increase this height, recommending this is increased to 12-storeys.
- 10.1.144 Land within the central city (4 Avenues) is considered stand out, both in terms of its positioning in the current Plan and historically through the city's development. I therefore believe there is merit in also having an enabled building height which is greater than six storeys – i.e. introducing a third tier of building height for residential development within the walkable catchment from the central city.
- 10.1.145 Recommendation included in this report accordingly propose that the future intensified 10-storey area is increased to 12-storey. Council is however required to provide a full Policy 3 response, which includes commercial centres outside of the city centre. I therefore reject any submission requesting a permitted building height less than 22m in height.

10.1.146 As noted earlier, the Plan Change does not consider the greater enablement of specific land use activities, such as retirement villages.

Modification(s) to proposed rule:

10.1.147 The geotechnical assessment threshold is largely established within the delegation afforded to Council through the Building Act, outside of those areas of high natural hazard risk. I have discussed this with Council's Senior Geotechnical Engineer, Ms Hebert, who has advised that site-specific geotechnical assessment and specific engineering design with geotechnical input is required for any residential development above two storeys, as is required for building two storeys or less in areas with high liquefaction vulnerability (like TC3).

10.1.148 Wind has been considered as part of the proposal and is proposed to be set at a threshold that is above permitted heights [i.e. buildings above 22m].

Exemptions for emergency service facilities and equipment:

10.1.149 The submitter does not appear to suggest an alternative permitted height for such activities (noting that an 'unlimited' height would be inappropriate in a residential context). I recommend that the maximum permitted height in the zone (14m) is provided for emergency service building, with exemptions for associated communication equipment.

Regarding exemptions for gable ends:

10.1.150 Allotments in Christchurch are typically deeper than they are wider, tending to force developments to be perpendicular to the road, having front doors and gable ends parallel to internal boundaries. Council has applied the Sunlight Access qualifying matter to better protect sun access in residential areas. The exemption of gable ends has the potential to compromise this, with additional shading effects across internal boundaries.

Rule structure, clarity, and applying more restrictive controls

10.1.151 The building height rule has been redrafted due to the application of a 'full' permitted building height. This has simplified its application and the consenting pathway. Controls that would restrict Policy 3 development would be contrary to s77G without an identifiable qualifying matter and I therefore recommend submissions are rejected.

Minimum building height:

10.1.152 Significant enablement is provided in HRZ areas when compared to operative Plan rezoning. The objective is to seek a transition to a higher density urban form. Residential s32 reporting showed that, despite RMD anticipating up to three storey development, almost 40% of development remains for single level dwellings (page 112). Setting a minimum baseline seeks to ensure that at least some form of intensification is progressed in the zone. While a greater level of height may better reflect zone outcomes, this may be considered infeasible for a variety of reasons (ground conditions, site dimensions, site layout, site size, expense of lifts and/or fire regulation(s),

etc.) and therefore two storeys is seen as a balanced approach between enabling housing while not artificially restricting housing development.

10.1.153 Older persons housing is possible at level, with a number of retirement villages in Christchurch adopting a multi-level building design. However, I acknowledge that this only addresses a small proportion of the market. I therefore recommend that matters of discretion better consider older persons housing.

10.1.154 Building height is used as a means to avoid conflating the definition of what constitutes a separate level, for example, whether a mezzanine is defined as a separate floor. A minimum building height of 7m likely forces a landowner/developer to build to two storeys, since it is unlikely that a single storey dwelling of such a height is commercially feasible.

10.1.155 I agree that the rule could potentially add an unintended complication for one-off developments or extensions. In light of this, and the request by #685, I recommend that the rule is modified to only apply to development of 3 units or greater.

Maximum height control:

10.1.156 As discussed earlier, MDRS sets a maximum activity status of restricted discretionary, limiting the application of a maximum threshold. I therefore recommend the submissions on this matter are rejected.

Greater location control/variation:

10.1.157 Addressing the requests in turn:

10.1.158 Lacebark Lane is largely covered by the Residential-Industrial Interface qualifying matter. Reference should be made to evidence by Ms Ratka.

10.1.159 Applying a more restrictive approach to MRZ along the HRZ boarder would not meet the requirements of Policy 3. I therefore recommend that this submission is rejected.

10.1.160 I do not support increasing the 10-storey area to 35-storeys due to the potential to adversely impact on the future economic viability of the central city. Such a height would not be seen to provide a scaled approach to centres and would not meet the requirements of a Policy 1 of the NPS-UD. I therefore recommend that this submission is rejected.

Requests for greater intensification around specific centres, increases in catchments (#55, #834)

10.1.161 Sections 6.3 and 6.4 of this report details recommended changes to catchments and levels of intensification. To summarise: greater intensification has been recommended around CCZ (12-storeys); all catchments around centres (except for large Local Centres) have a greater catchment; further rationalisation of zone boundaries has been recommended; greater intensification within

Large Town Centres has been recommended by Mr Lightbody; and eight storeys has only been recommended as compensation for lost capacity around the Riccarton Town Centre.

More restrictive than MDRS – out of scope:

10.1.162 As discussed above, such an approach would be contrary to s77G of the Act.

Opposed to Policy 3 response:

10.1.163 The greater focus of intensification around CCZ has been discussed earlier. Council is required to enable at least 3 storeys (MDRS) and provide for a greater intensification response through Policy 3 of the NPS, including at least six storeys. Providing for a building form less than this would be contrary to the Act (s77G and s77I).

10.1.164 The above applies for requests around Riccarton (Large Town Centre Policy 3 catchment), Hornby (Large Town Centre Policy 3 catchment), and Merivale (Large Local Centre Policy 3 catchment).

Generally opposed to intensification – out of scope

10.1.165 These submissions request a scale of development that is less than MDRS or the requirements of Policy 3 of the NPS-UD. I recommend that submissions are considered out of scope and rejected.

HRZ HEIGHT IN RELATION TO BOUNDARY

10.1.166 This matter is addressed as part of the Sunlight Access QM.

HRZ SETBACKS – 14.6.2.3

10.1.167 The following details the 28 submission points against HRZ setbacks.

Theme	Points	Submission point
Considered elsewhere	<i>These submission points are beyond the scope of this evidence and are considered elsewhere.</i>	381.16, 381.17, 829.11, 685.61
Support, as notified 2 submission points	Submitters supports 14.6.2.12 as notified.	811.71 89.15
Front yard control 3 submission points	Submitters #685 (Canterbury / Westland Branch of Architectural Designers NZ) #720 (Mitchell Coll) request that that a sub-clause is added to ensure that garage doors do not extend over the road boundary.	783.6 720.30

Theme	Points	Submission point
	Submitter #783 (Roman Shmakov) requests that any perimeter block development should be exempt from front boundary setbacks.	685.60
Accessory building exemption 8 submission points	A number of different requests were made for this rule. Specifically: <ul style="list-style-type: none"> Clarify that the rule exempts internally accessed garages (#834). The exclusion is removed (#638, #208). 	638.6 205.13 834.220
Side and rear boundaries 1 submission point	Jack Gibbons (#676) requested that setbacks along all side and rear boundaries is reduced to 0m (no setback).	676.4
Exclusions of eaves, overhangs, and gutters 3 submission points	Submitters requested the following regarding this exemption: <ul style="list-style-type: none"> Increase to 600mm, with 200m for gutters (#834). Decrease to 300mm overall along the road boundary (#685, #720). 	834.220, 685.62, 720.32
Out of scope – Development Contributions 1 submission point	The New Zealand Institute of Architects Canterbury Branch (#762) requests 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.	762.25
Advice note 1 submission point	Fire and Emergency (842) requests that the following advice note is appended to building setback standards: <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>	842.38
Greater restrictions	Most submitters sought that setbacks were increased to better protect sunlight access and reduce privacy and dominance effects. Some	23.2, 701.9, 734.4, 383.2, 57.3, 469.6, 653.2, 221.8, 360.1,

Theme	Points	Submission point
18 submission points	<p>made specific reference to the management of window sizes that would overlook living areas as part of the assessment process.</p> <p>Submitter #685 requested that there was greater control for narrow streets, applying a setback of 11.5m the centreline of roads.</p> <p>Submitters #734 sought that greater restrictions are applied along heritage interfaces. Here, reference is made to evidence by Ms Dixon and Ms Richmond.</p>	220.8, 673.4, 674.8

Recommendations & Responses

Front yard control - Reject

10.1.168 While I agree that such a control is beneficial, the setback control is directed by the MDRS density standard, which is tied to 'buildings'. This definition includes garages, therefore having a control for garage doors opening may have a proxy effect of increasing building setbacks.

10.1.169 Regarding perimeter block development exemption, I consider that the 1.5m setback is still appropriate to facilitate perimeter block development and mitigates conflicts between residents/visitors and pedestrians. Reference is made to the evidence of Mr Hattam.

Accessory building exemption - Accept – #834

10.1.170 Accessory building exemption - Reject – #638, #208

10.1.171 The exemption is carried over from the operative Plan and ensures adequate flexibility for common accessory buildings, with additional flexibility. Removing performance criteria is considered inappropriate as remaining built form standards would ineffectively manage potential overshadowing, dominance, and privacy effects.

Side and rear boundaries – Reject - #676.4

10.1.172 This approach would ineffectively manage boundary effects and I consider MDRS standards to be sufficiently lenient to provide for other means of reducing setbacks, i.e. common walls.

Exclusions of eaves, overhangs, and gutters - Accept in-part

10.1.173 As per response to site coverage exemption, I agree that the exemption can be made more flexible and recommend a total exemption of 650mm, accounting for any overhang, eave, or gutter, rather than separating out elements. I make reference to evidence by Mr Hattam.

Development Contributions - Reject – out of scope

10.1.174 The consideration of development contributions lies outside of the District Plan and is not part of PC14.

Advice note – Accept - #842.38

Greater restrictions - Reject in-part

10.1.175 Applying greater restrictions would be contrary to MDRS and s77G of the Act.

Greater restrictions - Accept in-part - #685

10.1.176 Within HRZ controls, narrower streets have sought to be considered through applying greater setbacks via the height control built form standard.

HRZ OUTLOOK SPACE – 14.6.2.4

10.1.177 A total of 9 submission points were made against outlook space controls for both MRZ and HRZ. **Appendix A** provides an overview and recommendations.

HRZ LANDSCAPED AREA AND TREE CANOPY – 14.6.2.7

10.1.178 This matter is addressed in the s42A report from Ms Hansbury.

HRZ WINDOWS TO STREET – 14.6.2.8

10.1.179 A total of 46 submission points were made against the window to street standard for MRZ and RHZ. **Appendix X** provides an overview and recommendation.

10.1.180 Submissions focused on the following matters:

Point of measurement

10.1.181 Submitters raise concern about where wall which would be measured to assess the percentage of glazing that would be required. I believe that the proposed 'street-facing façade' definition addresses this issue, as notified.

Orientation or thermal performance

10.1.182 Some submitters request that greater leniency should be added for southern orientation or to address thermal performance. I believe that the sum of the exemptions proposed provide a

means to reduce glazing requirements, noting that this only applies along a road boundary within a specific site depth (12m) under the notified rule. The building code addresses thermal performance.

Exclusion of garage walls

10.1.183 Some submitters request that garage walls should be exempt from the calculation. I reject this request as I believe this would act as a disincentive for glazing, whereby garages could be positioned along the boundary, resulting in an outcome that defeats the purpose of the rule.

Complexity of exemptions

10.1.184 Submitters stated that some of rule wording was complex and difficult to understand. I agree that the rule clarity can be improved and recommend changes accordingly.

12m of site depth

10.1.185 A number of submitters request that the exemption proposed for the rule to only apply within the first 12m of parcel depth should be reduced to 6m. The distance applied is intended to address the potential for street-facing facades to apply within this area where it could have a positive impact on street amenity and passive surveillance. I recommend that the notified exemption is unchanged and refer to evidence of Mr Hattam.

Exemption of gables – diagram clarity

10.1.186 Several submitters request that all of a gable should be exempt where unoccupied. Greater clarity should also be applied for mono-pitch roofs. I believe that the exemption discussed in the rule whereby building form above the internal ceiling of the highest room is exempt from the calculation. I agree that greater clarity could be added, including other building form examples.

Reducing glazing to 15%

10.1.187 A number of submitters request that the rule is made more lenient to permit 15% glazing – either by meeting exemptions (as notified) or as of right. I agree that the approach can be simplified and refer to evidence of Mr Hattam who supports a reduction to 15% when performance standards are met.

HRZ OUTDOOR LIVING SPACE – 14.6.2.10

10.1.188 A total of 8 submission points were made on this provision. Submitters either requested controls more restrictive than MDRS or generally supported provisions as notified. Please refer to Attachment A.

HRZ BUILDING COVERAGE – 14.6.2.12

10.1.189 The following details the 23 submission points made against HRZ Building coverage.

Theme	Points	Submission point
Considered else where	<i>These submission points are beyond the scope of this evidence and are considered elsewhere.</i>	381.16, 381.17
Support, as notified 1 submission points	Submitters supports 14.6.2.12 as notified.	237.38
Exclusions of eaves, overhangs, and gutters 4 submission points	Submitters #685 (Canterbury / Westland Branch of Architectural Designers NZ) #720 (Mitchell Coll) request that a total exclusion of 300mm for overhangs, eaves, and gutters should apply. Kāinga Ora – Homes and Communities (#834) and Otautahi Community Housing Trust (#877) requested that the overhangs and eaves exemption is increased to 600m and 200m of gutter is also exempted.	685.74, 720.40, 834.229, 877.31
60% site coverage pathway	Most submitters made request for further modification of the proposal to permit 60% site coverage in HRZ under specific conditions. The following requests were made: <ul style="list-style-type: none"> Remove the performance criteria, permitting 60% as of right (#89, #683, #685, #720, #834, #877). Decrease site width requirement to 12m (#685 and #720). Remove no parking requirement (#61). 	61.7, 89.24, 638.8, 676.16, 685.73, 685.75, 720.39, 720.41, 834.229, 877.31
Remove HRZ site coverage 4 submission points	These submitters request that the site coverage rule should be removed in it's entirety, stating that the rule is too restrictive to achieve high density housing and is more restrictive than the current RCC controls [which does not manage site coverage]. <ul style="list-style-type: none"> Submitter #676 requests that the rule is either removed, or increased to 80-90% site coverage for corner sites. 	676.16, 556.15, 814.178, 823.144
Stormwater	These submitters request that there are greater controls to restrict impervious surface to better	11.6

Theme	Points	Submission point
management 2 submission points	manage stormwater effects.	832.16
Greater restrictions 3 submission points	Submitters requested greater controls on site coverage to manage bulk and sunlight access, with submitter #422 specifically stating that density of inner city dwellings should reduce.	67.12, 197.7, 422.2
General opposition to intensification 2 submission points	These submitters expressed a general opposition to the intensification response, as directed, or requested a lesser approach overall.	467.6 471.6

Recommendations & Responses

Exclusions of eaves, overhangs, and gutters - Reject in-part

10.1.190 As per MRZ response, I agree that an overall exemption removes ambiguity, however an overall exemption of 650mm is considered appropriate. I make reference to evidence by Mr Hattam.

10.1.191 60% site coverage pathway - Reject

10.1.192 I accept that an increased site coverage in HRZ should generally be expected, however do believe that specific performance criteria are necessary to achieve quality outcomes. I make reference to the evidence of Mr Hattam.

Remove HRZ site coverage - Reject

10.1.193 Urban Design reporting by Mr Hattam to date has found that 50% site coverage is sufficient to achieve a high density urban form and when considered alongside all other standards, HRZ and MRZ offer greater yields than CDP zones. Reporting by The Property Group (Appendix 5, Residential s32 report) has found within HRZ areas there is a need to incentives to amalgamate sites in order to increase the chances of a transition to a higher density urban form. The notified proposal has therefore sought to introduce a 'bonus' site coverage of 10% when specific conditions were met. Importantly, a development site dimension of 25m is required. Again, this new term 'development site' is purposefully used which enables the applicant to develop across multiple legal parcel sites and legally amalgamate sites upon completion of the land use consent or construction. This reflects the 'land use led' subdivision process that MDRS envisions.

10.1.194 When considering the transition from operative controls to MDRS or NPS-UD control, it is important to remember that MDRS is considered the baseline that applies across all relevant residential zones – Council is required to implement MDRS across all relevant residential zones (s77G). It means that, for building coverage, 50% building coverage is the minimum that must be achieved and Council must consider how Policy 3 requirements are relevant to further modifying MDRS controls under s77H of the Act.

10.1.195 I note that, as a consequence of proposed recommended modifications to Chapter 7 (Transport) proposed by Ms Piper, Mr Hattam has raised concern about the combined effect that this would have when the 60% site coverage for HRZ is pursued. I consider that the exemptions provided for height in relation to boundary would incentivise a form above 12m that would reduce the appearance of bulk and the that the adoption of National Planning Standards definition for ‘net site area’ would ensure that coverage does not account for parts of the site that provide legal access. On balance, I consider that the 60% site coverage control is appropriate in light of the intensification direction of the NPS-UD and the conclusions made in reporting to better incentivise HRZ development in already intensified areas.

Stormwater management - Reject

10.1.196 As previously discussed, Council is able to manage stormwater through Bylaws. I make reference to evidence by Mr Norton.

Greater restrictions - Reject

10.1.197 A more restrictive approach would be contrary to MDRS, with the sunlight access qualifying matter better addressing this effect through height in relation to boundary control. A more intensive housing form is anticipated through Policy 3(c) of the NPS-UD.

General opposition to intensification - Reject

10.1.198 Council is required to give effect to MDRS through s77G of the Act.

RESIDENTIAL GUEST ACCOMMODATION ZONE

10.1.199 A total of 24 submission points have been made against provisions in this sub-chapter. Requests can be summarised under the following headings:

Climate change

10.1.200 These submitters seek that additional controls are added to better respond to the current and future effects of climate change, including:

- Carbon footprint calculation
- Roof reflectivity

- Rainwater storage
- Greywater
- Alternative energy
- Green roofs
- Impervious surface controls

10.1.201 I consider that controls to lessen climate change are beyond the scope of the Act. Renewable energy is permitted through the Plan. Council has opted to use Bylaws to manage three waters. Reference is made to the evidence of Mr Norton. I therefore recommend that these submissions are rejected.

Building height limit

10.1.202 Most submitters requested that the status quo building height remain, or that building height was limited to two storeys. I recommend these submission points are rejected as such an approach would not give effect to Policy 3 of the NPS-UD.

10.1.203 Submitter #344 requested that all central city maximum building height overlays are removed from the Plan in order to incentivise greater concentration of housing here. The submitter notes the poor utilisation of land since the replacement District Plan was made operative, with town house development proceeding within close proximity to the central city. I recommend that this submission point is rejected in-part as such an approach could lead to a monopolisation of housing capacity over a limited selection of sites. However, I accept that the notified building height provisions should be modified to align with the recommended approach for HRZ through changes to permitted building height.

Increase density

10.1.204 These submitters are split between restricting any increase in density and applying greater urban design controls that seek to ensure that developments are designed to retain amenity. I agree with latter submitters and believe that the urban design threshold included in the sub-chapter ensures that urban design matters are considered for any scale development. I recommend that the former submission points are rejected as such an approach would not give effect to Policy 3 of the NPS-UD.

Sunlight access

10.1.205 The majority of submissions request that the notified controls proposed through the sunlight access QM are retained and integrated with RGA. I support this approach and refer to section 7.3 of this report.

10.1.206 Other submissions focus on retaining status quo recession plane controls, measures to retain current sunlight access, or the use of setbacks to better manage sunlight access. I recommend that these submissions are rejected as such an approach is overly restrictive or addressed through other means; an approach has been proposed through the sunlight access QM that I support.

ISSUE 4 – OBJECTIVES, POLICIES, & MATTERS OF DISCRETION

10.1.207 The following details submissions received on residential objectives and policies relevant to the scope of this evidence (i.e. does not address the likes of FUZ, Brownfield overlays, QM-related matters not related to sunlight, LPTAA, or Riccarton Bush).

10.1.208 I acknowledge that the matters contained here related to the degree of enablement under the NPS-UD and how MDRS is applied to relevant residential zones, however I have chosen to provide this assessment as a separate topic to better contain topics.

10.1.209 About 200 submissions were made on Residential Objectives and Policies (14.2). The following details submissions generally, and on proposed objectives and associated policies.

General comments

Theme & Points raised	Submission points	Response
<p>Additional urban design matters</p> <ul style="list-style-type: none"> Both submissions seek additional measures within objectives and policies to have greater recognition of social effects, specifically in regard to housing being physically accessible to all people and designed in a way that fosters social cohesion and a sense of community belonging. 	145.21, 627.3	<p>Additional urban design matters : Accept in part</p> <p>Provisions included in residential proposals seek to ensure that better social engagement and safety is considered alongside greater density (e.g. windows to street exemptions, habitable rooms, communal outdoor living, fencing). I recommend this is further considered alongside any recommended changes to objectives and policies.</p>
<p>Qualifying matter framework</p> <ul style="list-style-type: none"> The submitter wishes for all QM areas to have MRZ applied, for the LPTAA to be removed, and for the consequential changes to be made to objectives and policies. 	834.80	<p>Qualifying matter framework: Accept in part</p> <p>The recommendation is for MRZ to be applied to LPTAA area, with two Precincts managing density</p>

Additional urban design matters : Accept in part

10.1.210 Provisions included in residential proposals seek to ensure that better social engagement and safety is considered alongside greater density (e.g. windows to street exemptions, habitable

rooms, communal outdoor living, fencing). I recommend this is further considered alongside any recommended changes to objectives and policies.

Qualifying matter framework: Accept in part

10.1.211 The recommendation is for MRZ to be applied to LPTAA area, with two Precincts managing density.

14.2.1 – Housing supply & associated policies – 29 submission points

Theme & Points raised	Submission points	Response
<p>Accept as notified</p> <ul style="list-style-type: none"> 22 of 29 submission points on this objective and associated policies were in support of changes as notified. 	<p>237.13, 259.7, 689.19, 814.126, 823.98, 834.137, 689.21, 689.22, 625.8, 689.20, 805.35, 814.128, 823.99, 834.139, 237.14, 689.23, 695.25, 814.130, 823.101, 814.129, 823.100, 834.140, 811.15, 811.21</p>	<p>Acknowledge</p>
<p>Reflect spatial distribution of MRZ and HRZ</p> <ul style="list-style-type: none"> All 3 submission points related to Policy 14.2.1.1. Submitters requested that the spatial distribution of both MRZ and HRZ is reflected in the policy, whilst acknowledging the influence of QMs. 	<p>184.1, 834.138, 877.21</p>	<p>Accept</p>
<p>Māori housing</p> <ul style="list-style-type: none"> The submitter (Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga) requests that 14.2.1.1.vii better recognises and enables the housing needs of Ngāi Tahu whānui to be met in Banks Peninsula. 	<p>695.23, 695.24</p>	<p>Māori housing: Accept in-part Policies 14.2.1.3, 14.2.5.7, 14.2.5.8, and Objective 14.2.5 address housing need and the cultural values of Ngāi Tahu. However, these are limited in their applicability to the rūnanga and more broadly to Ngāi Tahu whānui providing housing.</p> <p>I recommend that Policy 14.2.1.3 is updated to also</p>

		include 'relevant residential zones' to increase the clarity in which the policy should be applied
<p>Out of scope</p> <ul style="list-style-type: none"> The submitter (Red Spur Ltd) makes specific requests for land proposed to be Residential Large Lot Zoned is included in policies that relate to the Residential Hills zone and removed from the zone. 	881.10, 881.9	<p>Out of scope</p> <p>This is not a relevant residential zone. Changes have only been made to better reflect National Planning Standards and I consider all other changes to be out of scope.</p>
<p>Policy for retirement villages</p> <ul style="list-style-type: none"> The submitter (RVA) requests a new policy to reflect the change to residential areas over time, in line with Policy 6 of the NPS-UD. The submitter also requests that table 14.2.1.1a is updated to specifically reference retirement villages. RVA also requests that 14.2.1.8 (Provision of housing for an aging population) is updated to reflect Plan Change 5 and MDRS and/or NPS-UD, by inserting d. Recognise that housing for the older person provide for shared spaces, services and facilities and enable affordability and the efficient provision of assisted living and care services. 	811.46, 811.22	<p>New Policy for retirement villages: Reject</p> <p>Changing amenity is a given, and council has sought to articulate what the planned urban character is with the introduction of MRZ and HRZ zones. The policy is unnecessary. I do not consider it is necessary to have provisions specifically addressing retirement villages. This would not align with the convention of objectives and policies to date and should be seen as the wider solution to the increase supply some housing types.</p> <p>Policy 14.2.18 - Accept</p>

10.1.212 I accept the submission points on spatial distribution of MRZ and HRZ.

Māori housing: Accept in-part

10.1.213 Policies 14.2.1.3, 14.2.5.7, 14.2.5.8, and Objective 14.2.5 address housing need and the cultural values of Ngāi Tahu. However, these are limited in their applicability to the rūnanga and more broadly to Ngāi Tahu whānui providing housing.

10.1.214 I recommend that Policy 14.2.1.3 is updated to also include 'including relevant residential zones' to increase the clarity in which the policy should be applied. Reference is made to Issue 8 for further assessment.

Out of scope

10.1.215 This is not a relevant residential zone. Changes have only been made to better reflect National Planning Standards and I consider all other changes to be out of scope.

14.2.2 – Short term residential recovery needs & associated policies – 4 submission points

Theme	Submission points	Response
Accept, as notified	695.26	Acknowledge
Qualifying matter framework <ul style="list-style-type: none"> The submitter (Kāinga Ora – Homes and Communities) rejects QMs for LPTAA, Tsunami Hazard, and Airport Noise Influence Area, and requests for references in the objective to be removed. Consequently, there would be no need for the EDM or CHRM. 	834.141, 834.142, 834.144	Reject The LPTAA is recommended to remain. Reference should be made to evidence by Ms Oliver for further consideration of Tsunami Hazard and Airport Noise Contour.

10.1.216 The LPTAA is recommended to remain. Reference should be made to evidence by Ms Oliver for further consideration of Tsunami Hazard and Airport Noise Influence Area. I recommend that the submission points on this matter are rejected.

14.2.3 – MDRS Objective 2 & associated policies – 32 submission points

Theme	Submission points	Response
Accept, as notified: <ul style="list-style-type: none"> 23 of 32 submission points on the objective and associated policies are in support, with some suggesting minor wording or structural changes. 	259.8, 689.24, 834.143, 878.12, 689.30, 814.131, 823.102, 237.15, 689.31, 780.10, 823.103, 689.32, 842.23, 689.25, 689.26, 852.7, 853.6, 854.11, 878.14, 689.28, 689.29, 689.27, 878.15. , 811.24, 811.30 811.25, 811.26, 811.28, 811.29, 811.27	Acknowledge
Alignment with NPS-UD: <ul style="list-style-type: none"> Most of these submitters wanted to either amend or 	556.3, 834.145, 556.4, 834.146, 212.7, 811.31	Alignment with NPS-UD: Accept in part

<p>replace Policy 14.2.3.6 and 14.2.6.7 in order to better align with the intended outcomes of Policy 3 of the NPS-UD. This was to specifically state HRZ building heights within the policy and where the zone would be applied. Submitter #834 (Kāinga Ora – Homes and Communities) also proposed a re-classification to Metropolitan Centre and requested consequential changes to be reflected here.</p> <ul style="list-style-type: none"> • Submitter #212 ('The Fuel Companies') also requested that reverse sensitivity be addressed within the policy to ensure lawfully established activities would not be impeded by occupation within high density housing, which can be more exposed to noise effects. 		<p>The purpose of Policy 14.2.3.6 is to compliment the MDRS objectives and policies and to better acknowledge that MDRS also applies within residential Policy 3 areas. Mr Lightbody has rejected the request for metropolitan centres. I therefore recommend that the wording requested with #556.3 is adopted in-part, removing the HRZ locations and simply stating height.</p> <p>Similarly, I support submitters request to make changes to Policy 14.2.3.7 to improve clarity and specificity, such as #556.4. The purpose of the policy is to detail what should be considered for greater densities when faced with a restricted discretionary threshold. The policy still gives effect to Policy 3 and further details Policy 1 outcomes. I recommend that submissions seeking to drastically simplify or entirely remove this policy are rejected.</p> <p>I support the greater consideration of reverse sensitivity effects within MRZ and HRZ areas. I recommend reverse sensitivity is best captured within 14.2.3.6 and is captured in 14.2.3.7.</p>
<p>Variety of housing types – MDRS Policy 1</p> <ul style="list-style-type: none"> • The submitter (Te Mana Ora/Community and Public Health) requests that Council consider how the MDRS policy is achieved to ensure there is a diversity of housing types to create housing choice. The submitter is specifically interested in the health of 	<p>145.19, 145.20</p>	<p>Variety of housing types – MDRS Policy 1: Accept in part</p> <p>I consider that proposed objectives and policies, including zoning response, suitably detail zone outcomes (noting that MDRS objectives and policies are mandated). However, lower density</p>

occupants, namely through air quality.		outcomes for the LPTAA should be further detailed in objectives and policies, in line with the recommendation to apply MRZ over these areas and Precincts to manage outcomes. <ul style="list-style-type: none"> New policies needed for LPTAA Precincts
Modify MDRS Policy 1 <ul style="list-style-type: none"> The submitter (Transpower New Zealand Limited) requests that MDRS Policy 1 is modified to reflect inappropriate development within QM areas. 	878.13	Modify MDRS Policy 1: Reject <ul style="list-style-type: none"> It is not possible to modify MDRS policies contained in Schedule 3A. QMs are addressed in MDRS Policy 2.
Inconsistent with NPS-UD <ul style="list-style-type: none"> The submitter (Carter Group Limited) requests the deletion of Policy 14.2.3.7 because they believe it is inconsistent with the NPS-UD and EHA. 	814.132	Inconsistent with NPS-UD: Reject <ul style="list-style-type: none"> Policy 14.2.3.7 is intended to capture developments that exceed the building form directed by the NPS-UD and MDRS. It reflects the RDA ceiling set under both regulations.
New Policy: <ul style="list-style-type: none"> The submitter requests a new policy to ensure that density standards are used as a baseline for effects assessment. 	811.47	Reject: The proposed policy incorporates an approach through consenting. Council has adopted the RDA framework, which is highly enabling. The policy is unnecessary.

Alignment with NPS-UD: Accept in part

10.1.217 The purpose of Policy 14.2.3.6 is to complement the MDRS objectives and policies and to better acknowledge that MDRS also applies within residential Policy 3 areas. Mr Lightbody has rejected the request for metropolitan centres. I therefore recommend that the wording requested with #556.3 is adopted in-part, removing the HRZ locations and simply stating height.

10.1.218 Similarly, I support submitters request to make changes to Policy 14.2.3.7 to improve clarity and specificity, such as #556.4. The purpose of the policy is to detail what should be considered for greater densities when faced with a restricted discretionary threshold. The policy

still gives effect to Policy 3 and further details Policy 1 outcomes. I recommend that submissions seeking to drastically simplify or entirely remove this policy are rejected.

10.1.219 I support the greater consideration of reverse sensitivity effects within MRZ and HRZ areas. I recommend reverse sensitivity is best captured within 14.2.3.6 and is captured in 14.2.3.7.

Variety of housing types – MDRS Policy 1: Accept in part

10.1.220 I consider that proposed objectives and policies, including zoning response, suitably detail zone outcomes (noting that MDRS objectives and policies are mandated). However, lower density outcomes for the LPTAA should be further detailed in objectives and policies, in line with the recommendation to apply MRZ over these areas and Precincts to manage outcomes.

10.1.221 I recommend that there is greater reflection of recommended LPTAA Precincts within relevant residential policies.

Modify MDRS Policy 1: Reject

10.1.222 It is not possible to modify MDRS policies contained in Schedule 3A. QMs are addressed in MDRS Policy 2.

Inconsistent with NPS-UD: Reject

10.1.223 Policy 14.2.3.7 is intended to capture developments that exceed the building form directed by the NPS-UD and MDRS. It reflects the RDA ceiling set under both regulations.

14.2.4 – Strategic infrastructure & associated policies – 2 submission points

Theme	Submission points	Response
The submitter (Christchurch International Airport Limited (CIAL)) supports Objective 14.2.4 and related policy 14.2.4.1.	852.8, 852.9	Acknowledge

10.1.224 The submission in support is acknowledged.

14.2.5 – High quality residential environments & associated policies – 52 submission points

Theme	Submission points	Response
Support, as notified: <ul style="list-style-type: none"> 26 of the 52 submission points on the objective and associated policies support proposals as notified. 	145.8, 689.33, 814.133, 823.104, 237.19, 689.37, 780.15, 834.152, 689.38, 814.139,	Acknowledge

Theme	Submission points	Response
	823.110, 237.17, 689.35, 780.12, 814.135, 823.106, 852.10, 184.2, 212.8, 237.16, 689.34, 780.11, 780.14, 237.18, 689.36, 780.13	
<p>Urban design control:</p> <ul style="list-style-type: none"> • Submitters expressed a diversity of views on Policy 14.2.5.3, centring on the difference between “good” and “high” quality outcomes and the protection of status quo amenity. • Those supporting greater control and protection (#145, #184, #862, #692, #693) seek that there is better reflection of accessible housing & site design, or better protection of surrounding open space areas or status quo amenity being protected. • Those submitters seeking “good” urban design outcomes (#834, #877) were otherwise supportive of the policy, but considered that “high” was unattainable and overly restrictive. • RVA (#811) seeks that the objective better addresses the NPS-UD by removing ‘sustainable’ and ‘well designed to reflect’ and better align the objective with MDRS objective wording. 	834.147, 862.4, 692.4, 693.4, 834.149, 877.22, 145.22, 145.24, 184.3, 834.150, 877.23, 811.32	<p>Urban design control: Reject in-part</p> <p>The policy is designed to capture scale developments and aligns with the residential design principles captured in matters of discretion (14.15.1). I consider that the policy is suitable in light of the permissive threshold set in recommended provisions and in respect of the residential outcomes detailed in the Plan’s strategic directions and the Canterbury Regional Policy Statement.</p>
<p>Reverse sensitivity:</p> <ul style="list-style-type: none"> • The Fuel Companies (#212) seek that reverse sensitivity is better captured within the policy direction to protect lawfully established activities within or adjoining residential areas. 	212.9	<p>Reverse sensitivity: Accept</p> <p>I acknowledge and accept the submission.</p>
Māori housing:	695.27	Māori housing: Accept in-part

Theme	Submission points	Response
<ul style="list-style-type: none"> The submitter (Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga) requests that Policy 14.2.5.8 is modified to provide an additional clause which enables Ngāi Tahu whānui to provide for their housing needs in residential areas. 		<p>As previous, Policies 14.2.1.3, 14.2.5.7, 14.2.5.8, and Objective 14.2.5 address housing need and the cultural values of Ngāi Tahu. However, these are limited in their applicability to the rūnanga and more broadly to Ngāi Tahu whānui providing housing. However, further consideration of policies by Council is limited as the majority (all outside of the Lyttelton Township) is beyond the scope of PC14.</p> <p>I therefore recommend that Objective 14.2.5 is updated to also extend the scope of consideration beyond just ‘Ngāi Tahu heritage of Ōtautahi’ by adding ‘and housing needs’.</p> <p>Furthermore, to specifically address the local concern by Ngāti Wheke, I recommend that Policy 14.2.5.8 is also amended to include ‘relevant residential zone’ to acknowledge the wider needs of Māori housing.</p> <p>Lastly, as a consequence of the above, I recommend that a new policy is inserted beneath Objective 14.2.3 that recognises the housing needs of Ngāi Tahu whānui across relevant residential zones. This approach is support through Policies 1 and 9 of the NPS-UD and reinforces the approach within PC14 to consider Papakāinga/Kāinga within matters of discretion in the residential zone.</p>
<p>Inconsistent with the NPS-UD & redundant:</p>	<p>814.138, 823.109, 814.134, 823.105, 814.137, 823.108,</p>	<p>Inconsistent with the NPS-UD & redundant: Reject in part</p>

Theme	Submission points	Response
<ul style="list-style-type: none"> • Submitters considered that policies 14.2.5.5 (Assessment of wind effects), 14.2.5.1 (Neighbourhood character, amenity and safety), 14.2.5.4 (On-site waste and recycling storage), 14.2.5.3 (Quality large scale developments) were inconsistent with the NPS-UD and should be removed. • Submitter #834 (Kāinga Ora – Homes and Communities) seeks that 14.2.5.1 (Neighbourhood character, amenity and safety), 14.2.5.4 (On-site waste and recycling storage) are simplified, with 14.2.5.1 seen to be addressed by MDRS policies and 14.2.5.4 overly-detailed and unnecessary. Both are requested to be removed. • RVA (#811) requests that retirement villages are excluded from 14.2.5.1 and 14.2.5.3 or amended to be more consistent with MDRS and/or the NPS-UD 	<p>814.136, 823.107, 834.148, 834.151 811.36, 811.34, 811.33, 811.35</p>	<p>I consider that each of these have merit when viewed alongside the NPS-UD:</p> <ul style="list-style-type: none"> • 14.2.5.5 – does not seek to restrict Policy 3 outcomes and is supported by Objective 1 and Policy 1. • 14.2.5.4 – This policy is needed to support other low-density areas, such as areas within the ANC or LPTAA. I support changes to better clarify this distinction. • 14.2.5.4 – This policy does not restrict Policy 3 development, is supported by Objective 1 and Policy 1 of the NPS-UD, and is supported by MDRS Policy 4 (residential day-to-day needs). • 14.2.5.2 – I consider the changes requested by RVA (#811) as immaterial and have a lesser potential impact than what RVA states, however to ensure consistency, I accept that 'reflects' should change to 'responds' to align with Objective 2. I also note that the policy is limited to medium density development and should also extent to include high density development. I reject the changes to 14.2.5.2(a)(vi) as this would be an inaccurate reflection of built form standards. Changes should also be made to reflect high density development here. • 14.2.5.3 - I reject the request by RVA to specifically exclude retirement villages from the policy as they assist in providing for a range in housing types and should be considered alongside other housing types accordingly. <p>14.2.5.1 - I reject the request</p>

Theme	Submission points	Response
		by RVA to specifically exclude retirement villages from the policy as they assist in providing for a range in housing types and should be considered alongside other housing types accordingly.
<p>Specify wind assessment:</p> <ul style="list-style-type: none"> • Submitter #556 (Winton Land Limited) seeks that greater than six storeys is specified as the target for 14.2.5.5 (Assessment of wind effects), replacing the 'tall buildings' reference. 	556.5	<p>Specify wind assessment: Accept in-part</p> <p>While I agree that greater detail in the policy is beneficial, with recommendations to increase permitted height to 22m, technically, greater than six storeys is possible. I recommend that the policy states "...adverse wind effects of residential buildings exceeding 22m in height to ensure...".</p>

Urban design control: Reject in-part

10.1.225 The policy is designed to capture scale developments and aligns with the residential design principles captured in matters of discretion (14.15.1). I consider that the policy is suitable in light of the permissive threshold set in recommended provisions and in respect of the residential outcomes detailed in the Plan's strategic directions and the Canterbury Regional Policy Statement.

Reverse sensitivity: Accept

10.1.226 I acknowledge and accept the submission.

Māori housing: Accept in-part

10.1.227 As previous, Policies 14.2.1.3, 14.2.5.7, 14.2.5.8, and Objective 14.2.5 address housing need and the cultural values of Ngāi Tahu. However, these are limited in their applicability to the rūnanga and more broadly to Ngāi Tahu whānui providing housing. However, further consideration of policies by Council is limited as the majority (all outside of the Lyttelton Township) is beyond the scope of PC14.

10.1.228 I therefore recommend that Objective 14.2.5 is updated to also extend the scope of consideration beyond just 'Ngāi Tahu heritage of Ōtautahi' by adding 'and housing needs'.

10.1.229 Furthermore, to specifically address the local concern by Ngāti Wheke, I recommend that Policy 14.2.5.8 is also amended to include ‘relevant residential zone’ to acknowledge the wider needs of Māori housing.

10.1.230 Lastly, as a consequence of the above, I recommend that a new policy is inserted beneath Objective 14.2.3 that recognises the housing needs of Ngāi Tahu whānui across relevant residential zones. This approach is support through Policies 1 and 9 of the NPS-UD and reinforces the approach within PC14 to consider Papakāinga/Kāinga within matters of discretion in the residential zone.

10.1.231 Reference is made to Issue 8 for further assessment.

Inconsistent with the NPS-UD & redundant: Reject in part

10.1.232 I consider that each of these have merit when viewed alongside the NPS-UD:

10.1.233 14.2.5.5 – does not seek to restrict Policy 3 outcomes and is supported by Objective 1 and Policy 1.

10.1.234 14.2.5.4 – This policy is needed to support other low-density areas, such as areas within the ANIA or LPTAA. I support changes to better clarify this distinction.

10.1.235 14.2.5.4 – This policy does not restrict Policy 3 development, is supported by Objective 1 and Policy 1 of the NPS-UD, and is supported by MDRS Policy 4 (residential day-to-day needs).

Specify wind assessment: Accept in-part

10.1.236 While I agree that greater detail in the policy is beneficial, with recommendations to increase permitted height to 22m, technically, greater than six storeys is possible. I recommend that the policy states “...adverse wind effects of residential buildings exceeding 22m in height to ensure...”.

14.2.6 – Medium density residential zone & associated policy – 16 submission points

Theme	Submission points	Response
Support, as notified: <ul style="list-style-type: none"> 10 of the 16 submission points on the objective and associated policies support proposals as notified. 	187.1, 189.1, 689.39, 814.140, 823.111, 689.41, 814.141, 823.112, 237.20, 689.40,, 811.38	Accept
Modifications: <ul style="list-style-type: none"> Transpower New Zealand Limited (#878) seeks to modify MDRS Policy 	878.16, 806.17, 834.153, 834.155, 834.154, 842.24	Modifications: Reject – out of scope: I recommend that the request by #878 is

<p>1 to better address qualifying matters.</p> <ul style="list-style-type: none"> • Te Tāhuhu o te Mātauranga (Ministry of Education) (#806) seeks to modify the MRZ objective to better recognise the sufficiency of educational facilities to support residential development. • Kāinga Ora – Homes and Communities (#834) seeks to remove the MRZ objective, stating that this is addressed by the MDRS objectives and policies. The submitter also seeks to remove the associated policy for Local Centre Intensification Precinct as a consequence of their related request to remove the Precinct and replace this with HRZ. • Fire and Emergency (#842) seeks an additional policy to permit the development and ongoing operation of emergency service facilities. • RVA (#811) requests that the objective is updated to remove reference to MDRS density, as it is seen to cause confusion. 		<p>rejected as I consider modification of MDRS objectives and policies out of scope.</p> <p>Accept</p> <p>I recommend that the request by #806.17 is accepted as this responds to the sufficiency requirements ‘additional infrastructure’ under the NPS-UD.</p> <p>Reject</p> <p>I recommend that the requests by #834 are rejected because MDRS objectives and policies apply across all relevant residential zones, therefore greater specificity for MRZ is required. Such an approach is also directed by National Planning Standards zone framework. The further request to remove and replace the MRZ Precinct is rejected.</p> <p>Accept</p> <p>I recommend that the request by #842.24 is accepted, however is addressed in 14.2.3.6 and 14.2.3.7, as per the request by The Fuel Companies.</p> <p>Reject</p> <p>While I understand the position of RVA, I consider that it is important to state the density effect of MDRS</p>
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		alongside the building height matters, which are different.
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Modifications:

Reject – out of scope:

10.1.237 I recommend that the request by #878 is rejected as I consider modification of MDRS objectives and policies out of scope.

Accept:

10.1.238 I recommend that the request by #806.17 is accepted as this responds to the sufficiency requirements ‘additional infrastructure’ under the NPS-UD.

Reject:

10.1.239 I recommend that the requests by #834 are rejected because MDRS objectives and policies apply across all relevant residential zones, therefore greater specificity for MRZ is required. Such an approach is also directed by National Planning Standards zone framework. The further request to remove and replace the MRZ Precinct is rejected.

Accept:

10.1.240 I recommend that the request by #842.24 is accepted, however is addressed in 14.2.3.6 and 14.2.3.7, as per the request by The Fuel Companies.

14.2.7 – High density residential zone & associated policies – 44 submission points

Theme	Submission points	Response
Support, as notified: <ul style="list-style-type: none"> 24 of the 40 submission points on the objective and associated policies are to support proposals as notified. 	187.2, 189.2, 237.21, 689.42, 814.142, 823.113, 834.157, 556.6, 689.45, 814.145, 823.116, 237.23, 689.44, 814.144, 823.115, 689.48, 814.148, 823.119, 689.47, 689.46, 237.22, 689.43, 814.143, 823.114	Acknowledge

<p>Specific modifications: HRZ development policy (12.2.7.6):</p> <ul style="list-style-type: none"> • Submitter #237 (Marjorie Manthei) requests the removal of two storey requirement and enhancing street wall as it was too restrictive and did not provide for housing choice. • Submitter #834 (Kāinga Ora – Homes and Communities) requests that the whole policy was removed as the direction for two storeys was too restrictive and impractical. • Submitter #811 (RVA) requests that the policy is removed as it is inconsistent with the NPS-UD. <p>Precincts and structure:</p> <ul style="list-style-type: none"> • Submitter #556 (Winton Land Limited) requests that the building typology reference is removed from Policy 14.2.7.5 and simply states ‘residential buildings’ to ease application. • Submitter #834 (Kāinga Ora – Homes and Communities) requests that objective 12.2.7 and associated policies are relocated to be after the suite of MRZ policies i.e. after Policy 14.2.3.5. This approach is supported by RVA (#811). • The submitter also requests that policies related to HRZ precincts are removed as it added unnecessary complication. • RVA (#811) seek that Policy 14.2.7.1 is updated to reflect the NPS-UD. • <p>Qualifying matters & reverse sensitivity:</p> <ul style="list-style-type: none"> • Submitter #878 (Transpower New Zealand Limited) seeks that the application of qualifying matters is addressed in the HRZ objective (14.2.7.1). • Submitter #842 (Fire and Emergency) requests that a new policy is inserted to consider 	<p>237.31, 556.7, 834.156, 834.159, 834.158, 834.160, 878.17, 842.27 811.44, 811.43, 811.42, 811.40</p>	<p>HRZ development policy (12.2.7.6) –Accept in-part:</p> <ul style="list-style-type: none"> • I consider that the policy direction is appropriate, however could be refined to be less restrictive and consider the appropriateness of single level dwellings. But I reject there is a need to remove the policy. <p>Precincts and structure – Accept in-part:</p> <ul style="list-style-type: none"> • As discussed in section 6.4 of this report, I recommend that all HRZ precincts are removed and a single HRZ Precinct is created to capture the greater (12-storey) intensification enabled around CCZ. • I do not support the structural changes requested by #834, since policies are intended to apply to HRZ, only. • Reject #811 – I consider that the Policy reflects the NPS-UD. <p>Qualifying matters & reverse sensitivity - Reject:</p> <ul style="list-style-type: none"> • I recommend that these submissions are rejected as they would both be addressed elsewhere in objectives and policies: qualifying matters are addressed in MDRS Policy 2 (14.2.6.2); reverse sensitivity would be addressed across all residential zones, giving effect to the submission by The Fuel
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potential reverse sensitivity effects within HRZ.		Companies (#212) and Fire and Emergency (#842).
<p>Inconsistent with NPS-UD:</p> <ul style="list-style-type: none"> • Submitters #814 and #823 seek that wording in 14.2.7.5 is simplified as it is seen as inconsistent with the NPS-UD. • RVA seek that that that objective an Policy 14.2.7.2 is modified to reflect the NPS-UD. 	814.147, 823.118, 814.146, 823.117 811.39, 811.41	<p>Inconsistent with NPS-UD: Accept in-part</p> <p>As previous, recommendations have been made to remove the precinct in its entirety. Consequently, the policy would be removed.</p> <p>Reject: 811.39, 811.41</p> <p>The objective and Policy has been created to give effect to the NPS-UD and it’s direction to enable high density. It is considered appropriate in light of the NPS.</p>
<p>Spatial application & walking catchment</p> <ul style="list-style-type: none"> • Submitters #692 and #693 have stated that the zoning response is inconsistent with objective 14.2.7 and policy 14.2.7.2. • Submitter #237 requests that “surrounding area” is clarified in 14.2.7.3 and does not include the area north of Salisbury Street. 	692.7, 693.7, 237.33, 692.8, 693.8, 805.37, 851.9, 605.6	<p>Spatial application & walking catchment:</p> <p>Reject:</p> <p>Reference is made to mapping request responses. The area subject to the request by #692 and #693 has proposed to be intensified in accordance with Policy 3, as the (wider) area is subject to walking catchments from the city centre, Merivale LCZ, and Papanui TCZ, and has been further intensified in accordance with Policy 1 criteria.</p> <p>Reject in-part:</p> <p>While I agree that greater clarity for 14.2.7.3 is needed, the Precinct would terminate along SPH, SPS, and CCMUZ areas north of Salisbury Street.</p>

Specific modifications:

HRZ development policy (12.2.7.6) –Accept in-part:

10.1.241 I consider that the policy direction is appropriate, however could be refined to be less restrictive and consider the appropriateness of single level dwellings.

Precincts and structure – Accept in-part:

10.1.242 As discussed in section 6.4 of this report, I recommend that all HRZ precincts are removed and a single HRZ Precinct is created to capture the greater (12-storey) intensification enabled around CCZ.

10.1.243 I do not support the structural changes requested by #834, since policies are intended to apply to HRZ, only.

Qualifying matters & reverse sensitivity - Reject:

10.1.244 I recommend that these submissions are rejected as they would both be addressed elsewhere in objectives and policies: qualifying matters are addressed in MDRS Policy 2 (14.2.6.2); reverse sensitivity would be addressed across all residential zones, giving effect to the submission by The Fuel Companies (#212) and Fire and Emergency (#842).

Inconsistent with NPS-UD: Accept in-part

10.1.245 As previous, recommendations have been made to remove the precinct in its entirety. Consequently, the policy would be removed.

Spatial application & walking catchment:

Reject:

10.1.246 Reference is made to mapping request responses. The area subject to the request by #692 and #693 has proposed to be intensified in accordance with Policy 3, as the (wider) area is subject to walking catchments from the city centre, Merivale LCZ, and Papanui TCZ, and has been further intensified in accordance with Policy 1 criteria.

Reject in-part:

10.1.247 While I agree that greater clarity for 14.2.7.3 is needed, the Precinct would terminate along SPH, SPS, and CCMUZ areas north of Salisbury Street.

14.2.9 – Non-residential activities & associated policies – 8 submission points

Theme	Submission points	Response
Submitters seek greater restrictions on, or modification of policies on, non-residential activities across residential zones. Some also simply seek that existing policies are retained, which is acknowledged.	237.26, 237.27, 237.32, 834.165, 237.29, 237.28, 237.24, 237.25	Out of scope – reject I recommend that all submission by #237 (Marjorie Manthei) and #834 (Kāinga Ora – Homes and Communities) on this section are rejected as non-residential activities are beyond the scope of this plan change.

14.2.11 – Visitor accommodation in Residential Zones & associated policies – 1 submission point

Theme	Submission points	Response
<p>Policy 14.2.11.1 – Visitor Accommodation in Residential Units:</p> <ul style="list-style-type: none"> • Submitter #237 (Marjorie Manthei) raises concern that such activities would be used for commercial purposes and requests that the policy made more explicit as to the wider neighbourhood (amenity) effects. 	<p>237.30</p>	<p>Part of this zone is within scope of the plan change, being located within a Policy 3 catchment. At greater density, there is greater potential for conflict to arise. This density is unlikely to be reflected in the policy or Plan Change 5B, however the scope of the plan change means that this policy is likely to be out of scope as it considered visitor accommodation within residential units, rather than the zone that is considered to be within scope of the plan change.</p> <p>Policies 14.2.11.2 and 14.2.11.3 I consider within scope of PC14. Greater consideration of whether enabled intensification is adequately captured within these policies is possible.</p> <p>For the above reasons, I recommend that submission 237.30 is rejected.</p>

10.1.248 Part of this zone is within scope of the plan change, being located within a Policy 3 catchment. At greater density, there is greater potential for conflict to arise. This density is unlikely to be reflected in the policy or Plan Change 5B, however the scope of the plan change means that this policy is likely to be out of scope as it considered visitor accommodation within residential units, rather than the zone that is considered to be within scope of the plan change.

10.1.249 Policies 14.2.11.2 and 14.2.11.3 I consider within scope of PC14. Greater consideration of whether enabled intensification is adequately captured within these policies is possible.

10.1.250 For the above reasons, I recommend that submission 237.30 **is rejected**.

Residential matters of discretion – 14.15

10.1.251 The following details the 50 submission points made on residential matters of discretion.

General

Nature of feedback	Submitter points
<ul style="list-style-type: none"> Submitter #834 requested that the LPTAA is removed and areas rezoned as MRZ. 	834.85
<ul style="list-style-type: none"> Submitter #145 requested that greater controls were in place to deliver healthy streets. 	145.10
<ul style="list-style-type: none"> Submitter #780 supported all matters of discretion as notified. 	780.18

Accept in part

10.1.252 Consideration of the LPTAA is covered in the specific issue relating to the QM. I accept that zoning beneath the QM should be changed to MRZ, but should also include two new Precincts to address the nature of the QM.

10.1.253 I accept the importance of an attractive street environment. Matters and standards have been included in the plan change to address street engagement, however standards relating to the Transport Zone itself are considered out of scope of PC14.

14.15.1 – Residential Design Principles

Nature of feedback	Submitter points
<p>Support as notified:</p> <ul style="list-style-type: none"> Submitter #145 supports design principles as notified and is especially supportive of controls to strengthen CPTED and matters to address site layout and context. 	877.35*
	842.26
	842.45
	805.9
	212.12
<p>Simplification:</p> <ul style="list-style-type: none"> Submitters #834 and #877 requested that all matters and sub-matters in 14.15.1 are streamlined and distilled down to five key matters in order to ease consenting and avoid duplication and redundancies across matters of discretion. 	834.203
	145.23
	145.9
	305.1
	* This subpoint was coded to 14.15 (generally) but relates to 14.15.1 and has thus been included here.
<p>Greater urban design control:</p> <ul style="list-style-type: none"> Submitter #305 expressed support for design principles and requests these are further strengthened to provide for more appropriate design outcomes for high density housing. Submitter #842 (Fire and Emergency) supports the matter and seeks that emergency service access is also included. 	

<p>Reverse sensitivity:</p> <ul style="list-style-type: none"> • Submitter #212 (The Fuel Companies) requests that reverse sensitivity is considered within principles. <p>Note: this report does not address submissions on the City Spine QM (i.e. submission 805.9). Reference should be made to the s42A by Ms Oliver.</p>	
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Simplification:

10.1.254 I recommend that these submissions are rejected as their application is an over-simplification of potential adverse effects associated with density and increased ambiguity of how the rule is applied to Plan users. I therefore recommend that these specific requests is rejected.

10.1.255 However, I accept that changes can be made to ease interpretation and general application. I adopt recommendations made by Ms Blair.

Greater urban design control:

10.1.256 I support changes recommended by Ms Blair to address high density housing.

10.1.257 While I accept that changes requested by Fire and Emergency are valid, I do not believe that this is not where this matter of discretion should be applied as the associated rule is located in Chapter 7. Changes should therefore be made to 7.4.4 as required. Reference should be made to evidence by Ms Piper.

10.1.258 I recommend that the request by Fire and Emergency here is therefore rejected.

Reverse sensitivity:

10.1.259 While I accept that changes requested by The Fuel Companies are valid, I do not believe that Residential Urban Design Principles are an appropriate matter to contain these changes as they seek to reflect effects internal to the site.

10.1.260 I therefore recommend that a new matter of discretion is applied to 14.15 to address these concerns.

14.15.2 - Site density and site coverage

Nature of feedback	Submitter points
<p>Simplification:</p> <ul style="list-style-type: none"> • Submitter #834 (Kāinga Ora – Homes and Communities) requests that the matter is more simplified to avoid any duplication and overlap with 14.15.1 – Residential Design Principles. 	<p>471.19 834.78 557.7 212.13 834.206</p>

<p>Reverse sensitivity:</p> <ul style="list-style-type: none"> • Submitter #212 (The Fuel Companies) requests that an addition is made to clause (a) to address reverse sensitivity. <p>Sunlight:</p> <ul style="list-style-type: none"> • Submitter #467 (Jillian Schofield) states general opposition to enabled height, such as that in Hornby and Hei Hei. • Submitter #61 (VNA) requests that the operative recession plane dial (Appendix 14.16.2 Diagram C) is used. • Submitters #557 and #834 request that references to MDRS-modified recession planes (as a result of the Sunlight Access QM) are removed as a consequence of removing the QM. <p>More restrictive density:</p> <ul style="list-style-type: none"> • Submitter #471 (Kem Wah Tan) requests that a maximum of two storeys is set in suburban areas and less density. 	<p>467.7 61.39</p>
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Simplification:

10.1.261 I support improvements to the matter to ease its application and avoid duplication. I make reference to the evidence of Ms Blair.

Reverse sensitivity:

10.1.262 While I accept that changes requested by The Fuel Companies are valid, I do not believe that Residential Urban Design Principles are an appropriate matter to contain these changes as they seek to reflect effects internal to the site.

10.1.263 I therefore recommend that a new matter of discretion is applied to 14.15 to address these concerns.

Sunlight:

10.1.264 I recommend that all submissions on this matter are rejected.

10.1.265 Council must apply MDRS and Policy 3 unless a qualifying matter applies. This can only reduce intensification otherwise directed to the extent necessary. I support the qualifying matter approach as proposed.

More restrictive density:

10.1.266 I recommend that all submissions on this matter are rejected.

10.1.267 Council must apply MDRS and Policy 3 unless a qualifying matter applies.

14.15.3 - Impacts on neighbouring property

Nature of feedback	Submitter points
<p>Boundary treatments & amenity scope:</p> <ul style="list-style-type: none"> • Submitter #834 (Kāinga Ora – Homes and Communities) considers that considering amenity is appropriate for this rule and height should relate to Policy 1 accessibility matters. • Submitter #786 (Marta Scott) requests that the rule better reflect effects on adjoining retaining walls and vegetation planting at the boundary. • Submitter #842 (Fire and Emergency) requests that matters are inserted to address fire spread and adequate water supply and pressure for fire fighting. • Submitter #425 (Tom King) request for greater consideration of loss of privacy, sunlight and road congestion. <p>Reverse sensitivity:</p> <ul style="list-style-type: none"> • Submitter #212 (The Fuel Companies) requests that an addition is made to clause (a) to address reverse sensitivity. <p>Simplification:</p> <ul style="list-style-type: none"> • Submitters #823 and #814 request that all of the sub-points are removed and that discretion is focused on planned urban character. • Submitter #556 (Winton Land Limited) requests that the rule is simplified, largely removing section (c) that specifically relates to MRZ and HRZ development. <p>Sunlight:</p> <ul style="list-style-type: none"> • Submitters #454, #63, and #70 request that greater controls are made to protect existing sunlight access. 	<p>834.204</p> <p>786.3</p> <p>842.46</p> <p>425.7</p> <p>212.14</p> <p>823.145</p> <p>814.179</p> <p>556.16</p> <p>454.3</p> <p>63.48</p> <p>70.16</p>

Boundary treatments & amenity scope:

10.1.268 I recommend that the request by #834 are accepted and refer to evidence by Ms Blair for modifications.

10.1.269 I recommend that the request by #786 is accepted in-part: wider structural effects may not be captured by the Building Act and are important to consider on slopes; however controls on vegetation I consider to be too prescriptive and best address through other parts of property law, outside of the Plan.

10.1.270 I support amendments requested by Fire and Emergency to address fire spread, however water supply is addressed in 14.15.8 – Water supply for fire fighting. I therefore recommend that the request is accepted in part.

10.1.271 I recommend that the request by Tom King is rejected. Sunlight and privacy are already addressed and Chapter 7 addresses traffic effects.

Reverse sensitivity:

10.1.272 I recommend that the request by The Fuel Companies is accepted.

Simplification:

10.1.273 I recommend that these requests are rejected or rejected in part.

10.1.274 Requests submitters #823 and #814 remove all specificity and increase ambiguity for Plan users. I also do not support the request by Winton Land Limited to remove matters specifically relating to MRZ and HRZ development.

10.1.275 However, recommendations included in reporting have highlighted the modification of height control to be more permissive, easing the application of matters of discretion. I therefore recommend that consequential changes are made and refer to evidence by Ms Blair.

Sunlight:

10.1.276 I recommend that requests made to protect existing sun access are rejected as this would fail to achieve the intensification requirements of MDRS and Policy 3.

14.15.4 - Height in relation to boundary breaches

Nature of feedback	Submitter points
<p>Scope of discretion:</p> <ul style="list-style-type: none"> Submitter #834 (Kāinga Ora – Homes and Communities) considers that discretion should only be limited to neighbouring properties (i.e. those affected by the breach). <p>Reverse sensitivity:</p> <ul style="list-style-type: none"> Submitter #212 (The Fuel Companies) requests that an addition is made to clause (a) to address reverse sensitivity. <p>Support sunlight protection:</p> <ul style="list-style-type: none"> Submitter #63 (Kathleen Crisley) seeks that provisions in relation to recession planes are retained in final plan decision. 	<p>834.205 212.15 63.50*</p> <p>*Note: this submission point was recorded under 14.15.7 (Traffic generation and access safety) but does not address that subpoint and is best considered here.</p>

10.1.277 I recommend that both submission points are accepted. Submission #63.50 is acknowledged.

14.15.14, 14.15.20, 14.15.23 – Fencing, Servicing, and Glazing

10.1.278 These matters were only submitted on by submitter #834 (Kāinga Ora – Homes and Communities) who requests that 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. Changes should be seen to avoid duplication and overlapping with 14.15.1.

10.1.279 I recommend that these submissions are rejected in-part as there isn't considered to be an overlap in matters of discretion. However, a review has been undertaken as part of the drafting of the alternative proposal.

14.15.30, 14.15.31, 14.15.36 – Specific Central City matters

10.1.280 The following submission points have been made against these matters:

10.1.281 237.47, 78.6, 237.48, 63.49, 70.15, 78.7, 237.46

10.1.282 These matters of discretion relate to non-compliances for cultural activities on a specific site, in accordance with 14.6.1.3.RD1. This has not been considered as part of the plan change and only the title has proposed to change to ensure reference remain accurate as the zone name is proposed to change. I recommend that these submissions are considered out of scope and rejected.

ISSUE 5 – SUNLIGHT ACCESS QM

10.1.283 A total of 559 submission points were made across MRZ and HRZ height in relation to boundary standards, which seek to implement the Sunlight Access QM. The following tables detail the specific points raised by submitters for each zone, following by recommendations and responses. An additional 202 submission points were made on this QM through submissions on recession plane diagrams (Appendix 14.16.1) and the Introduction to the Plan (14.1). The latter is not assessed here, but is reflected in the submissions made against MRZ and HRZ sub-chapters, respectively.

10.1.284 The following table summarises the 309 submission points on 14.5.2.6 – MRZ Height in relation to boundary.

Main Theme	Points	Submission point number
Support Sunlight	Submitters supported the approach, as notified, endorsing Council's approach to reflect climatic	33.2, 644.6, 89.8, 791.3, 778.5, 519.11, 112.1, 184.7, 196.3, 354.1,

Main Theme	Points	Submission point number
<p>Access approach</p> <p>18 submission points</p>	<p>and daylight angle difference. Other specific points raised included:</p> <ul style="list-style-type: none"> • A financial payment made by developers to neighbours who have <5 months sun per year as a result of developments. • Strong support for increased protection along the southern boundary (i.e. northern sun). • The high priority of the qualifying matter and positive influence on wellbeing. 	<p>428.1, 475.4, 63.87, 67.1, 686.4, 762.10,835.17,918.7</p>
<p>Support the approach, with greater restrictions</p> <p>58 submission points</p>	<p>Support and further restrict the QM:</p> <ul style="list-style-type: none"> • Retain operative recession planes. • Apply 3m and 45°. • Set standard of no less than 3 months no sunlight at ground level / all year round. • Accommodate existing neighbouring properties; require notification of breaches on southern boundary. • Consider loss of amenity; building separation between buildings. • Restrict buildings to 5 storeys. • Enough to allow outdoor washing to dry. • Angle should decrease as height increases / be more restrictive on narrow sites (<15m) / see in tandem with site coverage. • Better consideration of the climate in Christchurch & daylight hours. • Be more restrictive in Merivale. 	<p>491.1, 59.1, 119.5, 164.4, 381.6, 502.3, 698.3, 255.7, 276.3, 406.2, 100.3, 205.29, 295.2 ,504.6, 518.7, 876.23, 272.4, 220.4, 221.4, 294.11, 70.3, 897.3, 61.8, 103.3, 134.4, 425.4, 67.8, 720.13, 469.3, 440.2, 584.6, 169.1, 205.7, 653.4, 403.1, 876.26, 157.1, 334.3, 61.54, 21.3, 222.6, 353.1, 188.4, 31.1, 31.3, 414.3, 679.3, 337.2, 201.1, 222.9 ,23.7, 301.1, 367.18, 303.4, 104.3, 580.3, 851.4, 876.4, 735.1</p>

Main Theme	Points	Submission point number
	<ul style="list-style-type: none"> • Passive heating potential should be better considered. • Better consider mental health, wellbeing, privacy. • Apply along road boundary / Apply bespoke approach for narrow streets to avoid shadowing across road / Consider safety effects of frosts of footpaths and cycleways. • Only enable for greenfield areas, restrict in established areas. • Better protect morning sun / Winter sun access. 	
<p>Support, with use of alternate metric</p> <p>4 submission points</p>	<p>Submitters support the approach, but seek the use of the Australian sunlight standard, some referencing a minimum of 2 hours of daily sunlight access.</p>	<p>385.2, 258.3, 673.9, 674.2</p>
<p>Support, with interface transition</p> <p>3 submission points</p>	<p>Submitters requested that the transition between the following zones / overlays is better considered:</p> <ul style="list-style-type: none"> • Abuts any lower density. • Between MRZ and RS or RSDT. • With any RHA or RCA, particularly along the northern (southern) face. 	<p>720.11, 685.37, 710.4</p>
<p>Further MDRS modification</p> <p>1 submission point</p>	<p>Submitter seeks modification of MDRS substandard:</p> <ul style="list-style-type: none"> • Apply plane to road boundary to better consider narrow roads. 	<p>685.38</p>
<p>Modification of proposed rule</p>	<p>Submitters seeks that the rule is further modified to:</p>	<p>519.22, 903.38, 914.14, 734.5, 55.2, 413.4</p>

Main Theme	Points	Submission point number
6 submission points	<ul style="list-style-type: none"> • Focus more on site coverage and setbacks to address issue; • Improve rule clarity; • Increase height where plane is taken (i.e. higher than 3m) to better enable tall buildings; • Only apply along southern boundary; • Support rules for perimeter block development [across zone] but at a reduced scale (12m or 40% depth). • Central city focus; only apply outside 4 Avenues. 	
MRZ exemptions 9 submission points	Submitters support proposed exemptions: <ul style="list-style-type: none"> • Within the Local Centre Intensification Precinct, increase height before the plane is applied (to 15m) and reduce setback exemption to 2m [in relation to 12m building exemption - 14.5.2.6.b.iv.B]. • Exempt gable ends where “the upper 50% of a gable roof, measured vertically”, with an appropriate illustration. • Enable perimeter block development, when additional landscaping / tree planning is provided. • Reduce setback requirements for buildings >12m. 	676.6, 685.35, 720.12, 676.7, 121.20
	Submitters oppose proposed exemptions: <ul style="list-style-type: none"> • Improve clarity of 12m building exemption [14.5.2.6.b.iv.B] • Remove 14.5.2.6.b.iv.B; 	63.25, 696.6, 686.3, 743.5

Main Theme	Points	Submission point number
	<ul style="list-style-type: none"> Remove MDRS exemption, perimeter block, and 12m building height control 	
<p>Oppose, remove the qualifying matter</p> <p>195 submission points</p> <p><i>Approximately 181 proforma or similar.</i></p>	<p>Submitters opposed the qualifying matter on the basis of:</p> <ul style="list-style-type: none"> Lack of evidence; does not meet s77L. Not greatly different to areas currently enabled for Medium Density. MDRS should apply. Cities in northern hemisphere have greater intensification and have high quality living environment. Protects land values of existing dwellings. Modelling has understated effect. Less efficient land use that will reduce affordability / restricts housing delivery / restricts 3-storey development. 	<p>811.64, 834.187, 344.2, 14.6, 834.76, 12.1, 417.2, 1049.7, 233.7, 262.5, 263.5, 264.7, 265.7, 266.7, 267.7, 268.7, 269.7, 270.7, 271.7, 273.7, 274.7, 342.6, 345.7, 346.7, 347.7, 350.5, 361.4, 362.5, 363.6, 364.10, 365.6, 366.7, 370.7, 372.7, 373.7, 374.8, 375.8, 379.7, 384.8, 387.8, 389.6, 391.8, 392.8, 393.8, 394.7, 395.8, 415.11, 416.8, 503.2, 505.8, 507.2, 507.6, 510.3, 512.11, 514.6, 515.7, 516.9, 517.7, 519.18, 520.7, 521.7, 522.7, 523.8, 524.7, 525.7, 527.7, 528.6, 529.7, 531.8, 532.7, 533.7, 534.3, 537.5, 538.3, 539.3, 540.3, 541.3, 542.3, 544.3, 545.2, 547.3, 548.3, 549.3, 550.3, 551.3, 552.3, 553.3, 554.3, 555.3, 557.3, 559.3, 560.3, 562.3, 563.8, 565.9, 566.8, 567.9, 568.9, 570.9, 571.9, 572.9, 573.9, 574.9, 575.9, 576.11, 577.10, 578.9, 587.9, 588.9, 589.9, 590.9, 591.9, 594.5, 595.3, 596.3, 597.3, 598.3, 601.3, 602.3, 603.3, 604.3, 606.3, 607.3, 608.3, 610.3, 611.3, 611.8, 612.3, 613.3, 614.3, 615.3, 616.3, 617.3, 618.3, 619.3, 620.3, 623.3, 624.3, 628.3, 632.3, 633.3, 634.3, 635.3, 635.6, 639.8, 640.3, 641.3, 642.3, 643.9, 645.3, 646.7, 648.3, 649.2, 650.3, 651.3, 652.3, 655.7, 656.7, 658.8, 660.7, 661.8, 662.8, 718.7, 719.7, 72.6, 721.6, 722.3, 724.4, 733.8, 738.7, 752.7, 753.9, 754.9, 783.3, 808.3, 832.7, 837.7, 839.7, 840.6, 841.10, 843.7, 844.7, 846.10, 847.9, 261.7, 713.9, 715.9, 717.9, 859.2, 444.5, 599.1, 14.1, 121.4, 189.4, 191.14</p> <p><i>Please note that sub-points 713.9, 715.9, 117.9 were incorrectly summarised as 'support'.</i></p>
<p>General opposition to intensification</p>	<p>Submitters generally opposed the intensification direction. Some cited effects on winter sun access, traffic congestion, and privacy, amongst other</p>	<p>46.3, 198.1, 203.3, 410.2, 435.3, 454.5, 477.5, 864.3, 870.15, 893.16, 901.2, 409.2, 441.3</p>

Main Theme	Points	Submission point number
13 submission points	concern.	

Recommendations & Responses

Support Sunlight Access approach

10.1.285 A financial contribution has not been evaluated as part of this process. The proposed means to address sunlight loss is needed to be the most efficient means to protecting sunlight.

Support the approach, with greater restrictions

10.1.286 Reporting completed as part of the evaluation reporting shows that operative controls are inappropriate to achieve medium and high density typologies.

10.1.287 MDRS and NPS-UD are purposefully enabling to aid the transition of lower density housing to being more intensified. Council must give effect to this direction.

10.1.288 The qualifying matter is intended to apply equally across urban residential zones. MDRS controls are fundamentally designed to more easily provide for infill development in existing areas. Applying a more restrictive qualifying matter over established areas defeats this purpose.

10.1.289 Having a 'reactive plane control' that increases based on height is unduly restrictive and would prevent intensification that Council is required to enable. Further, narrow sites would naturally be restricted through the angle of the plane over a site; this acts as a means to infer a greater setback.

10.1.290 The angles proposed seek to ensure that the most beneficial sun access is maintained, applying a more restrictive approach on east and west boundaries, and greater restriction along the southern boundary to protect northerly plane where the sun is most prominent. The northern boundary, where this would affect the southern sun access simply applies the MDRS angle due to having limited influence on sun access.

10.1.291 The density that MRZ is unlikely to have a significant impact on road shadowing due to most roads being of a width whereby the shadow is unlikely to cover the entire street width. The majority of suburban streets have footpaths on either side of the street, allowing pedestrians to use a sunlit path. Reference is made to the HRZ discussion on this matter.

10.1.292 Please refer to evidence by Mr Liley for passive heading effects.

10.1.293 Regarding the requirement for notification, this approach is ultra vires as it pre-determines an assessment required under the Act.

Support, with use of alternate metric

10.1.294 Setting an hourly or time-based metric means that designs and compliance are more difficult. Applying this as a built form standard is seen as the most effective means to apply the qualifying matter.

10.1.295 Reference is made to evidence by Mr Hattam, who notes that the Australian standard has been met through the Sunlight Access qualifying matter and reflected in a built form standard to improve practical application and understandability.

Support, with interface transition

10.1.296 The purpose of the sunlight access qualifying matter is to ensure adequate and equitable sunlight access across MRZ and HRZ areas. Such an approach would be beyond modifying controls to the extent necessary (as per s77I). It is noted that RHA have a proposed interface overlay for any adjoining HRZ areas.

Further MDRS modification

10.1.297 As previously, the density that MRZ is unlikely to have a significant impact on road shadowing due to most roads being of a width whereby the shadow is unlikely to cover the entire street width. Reference is made to evidence by Mr Hattam regarding this matter.

Modification of proposed rule

10.1.298 The height to boundary control is a dynamic built form standard that can affect both setback and site coverage and seen as the most effective means of addressing sunlight access.

10.1.299 Central city focus - Loss of sunlight effects will still be felt in this location as the minimum height is only two storeys (7m). Exemptions have still been made to enable greater building height in HRZ areas. Reference should be made to themes on this section.

10.1.300 Rule drafting is based on the framework applied through MDRS Clause 12. Additional diagrams are able to be provided within the rule to better articulate how the qualifying matter approach and other exemptions would be applied.

10.1.301 Perimeter block development has been enabled in areas further intensified through Policy 3. It seeks to both respond to the intensification direction and to act as further incentive to develop within these areas. Extending this beyond intensified catchments could act as a disincentive for concentrating development within these areas whilst also potentially reducing the ability to provide for housing choice (Policy 1(a)).

10.1.302 Regarding the exempt above 12m: Mr Hattam has provided further detail on this in reporting. He details that the exemption allows a logical and simple building at a safe distance from the boundary. With high buildings, the angle of the sun is such that it will not come above the top of the building for much of the year regardless of the recession plane and it is more effective to

ensure sun is received through the gaps in the buildings. Intent is to manage this impact through discretionary framework whilst allowing for development opportunities.

MRZ exemptions:

- 10.1.303 Allotments in Christchurch are typically deeper than they are wider, tending to force developments to be perpendicular to the road, having front doors and gable ends parallel to internal boundaries. Council has applied the Sunlight Access qualifying matter to better protect sun access in residential areas. The exemption of gable ends has the potential to compromise this, with additional shading effects across internal boundaries.
- 10.1.304 Reference is made to the above regarding perimeter block development exemptions.
- 10.1.305 Please refer to evidence of Mr Hattam regarding further exemption considerations.
- 10.1.306 As above, additional illustrative material can be added to the rule to help detail its application.
- 10.1.307 The exemption for buildings above 12m seeks to ensure that control is still reserved over parts of the building that are likely to have the greatest shading effect (<12m close to the boundary). Setbacks are required to be met that align with boundary/site orientation, adjusting based on the degree of shading influence.

Oppose, remove the qualifying matter

- 10.1.308 Reference is made to s32 material, additional commentary in section 7.3 of this report, and evidence presented by Mr Hattam and Mr Liley. This further evidence also addresses modelling approaches undertaken for the qualifying matter.
- 10.1.309 As per Mr Hattam's evidence, the view taken on Northern Hemisphere cities discounts the master planning work undertaken at scale to achieve this. There are arguably more restrictions overall under this regime. Mr Hattam notes the restrictive/prescriptive planning regimes in northern hemisphere – eg all buildings discretionary (UK) or set building envelopes (Netherlands).
- 10.1.310 Reporting shows that better protecting sunlight within and adjoining sites is also likely to increase the commercial feasibility of infill development. Such multiunit developments are also likely to increase their overall attractiveness, increasing the propensity of people to occupy a denser residential dwelling. The approach assists the overall transition to a denser urban form.
- 10.1.311 The approach of the qualifying matter has been applied equally across urban residential areas (noting various exemptions, some zone-based) and is not seen to targeted to a particular cohort.

10.1.312 Reference is made to the s32 on qualifying matters (Part 1 - Table 6, from page 37). This details the low degree of overall impact that the qualifying matter approach is likely to have within MRZ. Overall housing supply provided through PC14 is likely to be in excess of 50 years of demand.

General opposition to intensification

10.1.313 Council is required to give effect to the direction of MDRS. The proposed Sunlight QM provides a balanced approach that provides for greater sunlight access whilst enabling three storey development.

HRZ HEIGHT IN RELATION TO BOUNDARY – 14.6.2.2

10.1.314 The following details the 250 submission points made on the HRZ application of the Sunlight Access QM.

10.1.315 The following table summarises the 250 submission points on 14.6.2.2 – HRZ Height in relation to boundary.

Main theme	Points	Submission point number
<p>Support Sunlight Access approach</p> <p>14 submission points</p>	<p>Support the qualifying matter, as notified. Submitter #644 also requests that a financial contribution is applied and paid to neighbouring properties when sunlight is less than 5 months in the year.</p>	<p>644.5, 276.4, 196.4, 112.8, 354.2, 762.11, 762.46, 63.29, 89.14, 428.2, 55.3, 791.4, 835.18, 918.8</p>
<p>Support, with greater restrictions</p> <p>40 submission points</p>	<p>Support, with greater restriction:</p> <ul style="list-style-type: none"> • Better protect winter sun. • Modify to 3m and 45°. • Support sunlight for existing homes; amenity; solar panels. • Limit to 5 storeys. • Concern about mental health effects. • Enable outdoor washing line drying. • Greater restrictions in Merivale. • Greater controls over sunlight, safety, privacy, environmental factors and aesthetics. 	<p>584.8, 119.6, 502.4, 205.30, 406.3, 861.2, 61.9, 103.4, 104.4, 100.4, 674.9, 360.3, 220.5, 221.5, 851.3, 70.5, 67.11, 67.2, 330.2, 272.6, 169.2, 653.5, 330.4, 52.1, 45.3, 23.6, 337.4, 164.5, 188.5, 237.42, 734.6, 425.5, 61.6, 736.2, 414.4, 222.7, 367.19, 61.38, 876.5, 580.4</p>

Main theme	Points	Submission point number
	<ul style="list-style-type: none"> • Require notification for breaches at southern boundary. • Require notification of any breach. • Apply recession plane at round boundary for narrow roads. 	
<p>Support, with use of alternate metric</p> <p>3 submission points</p>	<p>Submitters support the approach, but seek the use of the Australian sunlight standard, some referencing a minimum of 2 hours of daily sunlight access.</p>	<p>385.3, 258.4, 673.3</p>
<p>HRZ exemptions</p> <p>18 submission points</p>	<p>Support exemptions, with following additions/modifications:</p> <ul style="list-style-type: none"> • Greater enablement of buildings above 12m (14.6.2.2.b) through removing setback controls or generally more permissive for taller buildings • Add exemptions for gable ends, measured as “the upper 50% of a gable roof, measured vertically” • Supportive of perimeter block enablement (14.6.2.2c.iv), enabling further: for six storey buildings; greater depths; more responsive depth; simplify approach • Remove entirely or relax recession planes for buildings in HRZ. • Apply MDRS recession plane along E/W boundaries. 	<p>676.1, 191.19, 685.58, 720.28, 189.10, 121.22, 189.3, 676.2, 199.2, 187.3, 191.13, 834.219, 187.10</p>
	<p>Oppose exemptions:</p> <ul style="list-style-type: none"> • More restrictive approach for buildings above 12m (14.6.2.2.b); remove. • More prerequisites for perimeter block exemption (14.6.2.2c.iv). 	<p>63.78, 625.11, 61.40, 638.11, 61.41</p>

Main theme	Points	Submission point number
	<ul style="list-style-type: none"> Remove all exemptions to have more sunlight access. More requirements for exemptions to apply: consider section size, aspect, and street width. 	
<p>Further MDRS modification</p> <p>4 submission points</p>	<p>Submitters seek modification of MDRS substandard:</p> <ul style="list-style-type: none"> Apply plane to road boundary to better consider narrow roads. Remove exemption of applying plane from far side of ROW. 	<p>685.59, 720.29, 315.9, 315.2</p>
<p>Oppose, remove the qualifying matter</p> <p>148 submission points</p> <p><i>Approximately 132 proforma, or similar.</i></p>	<p>Oppose the qualifying matter for the following reasons:</p> <ul style="list-style-type: none"> Similar Northern Hemisphere cities have greater densities, including USA, and are highly liveable. Planes not greatly different from current Medium Density areas, where widths are less than 15m. MDRS should apply; approach restricts 3-storey development and constrains housing supply, decreasing affordability. Capacity modelling is inaccurate. Approach delays housing delivery. Does not meet s77L requirements. Modelling used is inaccurate and understates effect. 	<p>811.70, 814.173, 823.139, 121.5, 344.3, 556.13, 14.8, 834.77, 12.2, 417.3, 14.2, 599.2, 191.15, 189.5, 783.4, 656.8, 727.3, 514.7, 1049.8, 507.3, 512.5, 519.17, 370.8, 373.8, 415.10, 416.7, 523.7, 724.5, 662.7, 505.7, 528.5, 531.7, 639.7, 658.7, 661.7, 721.7, 754.10, 753.10, 624.7, 733.9, 846.11, 524.8, 527.8, 529.8, 537.6, 517.8, 267.8, 520.8, 521.8, 522.8, 346.8, 347.8, 345.8, 263.6, 266.8, 268.8, 269.8, 533.8, 553.9, 847.8, 262.6, 264.8, 265.8, 270.8, 342.7, 350.6, 361.5, 363.7, 364.9, 365.7, 366.8, 372.8, 374.9, 375.9, 379.8, 384.9, 387.9, 389.7, 391.9, 392.9, 394.8, 395.9, 507.7, 510.4, 532.8, 832.8, 839.8, 841.9, 843.8, 844.8, 578.8, 590.8, 565.8, 568.8, 573.8, 575.8, 576.10, 587.8, 589.8, 591.8, 643.8, 393.9, 567.8, 570.8, 571.8, 572.8, 577.9, 588.8, 646.8, 837.8, 840.9, 652.9, 612.6, 613.6, 615.24, 633.4, 271.8, 273.8, 274.8, 557.6, 718.8, 555.9, 233.8, 554.9, 559.9, 560.9, 562.9, 563.7, 713.10, 719.8, 752.8, 660.8, 715.10, 362.6, 261.8, 503.3, 516.10, 72.7, 566.9, 515.8, 574.8, 655.8, 738.8, 525.8, 551.12, 552.11, 717.10, 859.3</p>

Recommendations & Responses

Support, with greater restrictions – Reject:

10.1.316 Please refer to responses on MRZ submissions.

10.1.317 Regarding consideration of narrow roads: I support this approach and recommend adopting a 1:1 ratio approach, as per the advice of Mr Hattam. Reference should be made to recommendations for building height.

Support, with use of alternate metric – Reject

10.1.318 Please refer to responses on MRZ submissions.

HRZ exemptions – Reject:

10.1.319 I have discussed the effect of removing the QM from HRZ. He has advised that this could affect upper level setback distances which would reduce sunlight access and separation. It would not manage long 3 storey development as well, and combined with exemptions this could have a greater impact. Main result is that it allows common 3 storey development close to the boundary where its impact could be significant. In HRZ the MDRS provide neither the highest capacity nor the best protection for neighbours amenity.

10.1.320 Allotments in Christchurch are typically deeper than they are wider, tending to force developments to be perpendicular to the road, having front doors and gable ends parallel to internal boundaries. Council has applied the Sunlight Access qualifying matter to better protect sun access in residential areas. The exemption of gable ends has the potential to compromise this, with additional shading effects across internal boundaries.

10.1.321 The 20m depth still allows for a typical development, even with MDRS front yard setback. There are also options to step the rear of the building down at the rear, or focus development on the centre of the site where no recession planes apply. This has been considered this and a balanced approach has been proposed between providing opportunities with and managing building depths. Nothing inherent about 20m that means it is the most appropriate depth to build, balanced with its impact on neighbours.

10.1.322 Sunlight on the E/W is still of high value (morning and evening light) and accounts for about 20-30% of all sunlight access at the ground floor. Retain the proposal.

10.1.323 A balanced approach is needed with the qualifying matter to ensure that provisions are still practical and able to deliver an intensified urban form. The perimeter block development is part of this approach to make the most efficient use of existing allotments and help incentivise the amalgamation of allotments. Increasing controls to permit six storey developments along the boundary would have a significant impact. Tall buildings have instead been enabled through an exemption for buildings above 12m, focusing development on the centre of the sites to reduce significant shading effects.

10.1.324 Tall buildings have been enabled through an exemption for buildings above 12m, focusing development on the centre of the sites to reduce significant shading effects.

10.1.325 Narrow road consideration is detailed below.

10.1.326 Exemption in HRZ are intended to:

- a. Better enable the development on perimeter block development, increasing efficient land use and promoting site amalgamation;
- b. Better enable tall, high density, buildings through removing recession plane requirements above 12m, when complying with orientation-specific boundary setbacks;
- c. Accord with remaining elements of Clause 12 MDRS density standard unaffected by the qualifying matter.

Further MDRS modification – Reject:

10.1.327 There is potential for six storey buildings or greater to have a shadow impact that crosses a whole street and be cast on parallel units. This would be most acute for roads oriented across and east/western axis. Mr Hattam has provided additional commentary on this matter. Evidence suggests a 1:1 approach, whereby greater control should be applied for six storey buildings. The suggested approach is to require a 4m setback for any part of the building above 14m in height. This ensure that there is a sufficient ‘void’ to account for smaller roads and reduce sunlight loss across a road. Reference is made to evidence by Mr Hattam for further discussion.

10.1.328 The sunlight access qualifying matter is only able to reduce controls to the extent necessary. The ROW exemption described is contained within MDRS density standard Clause 12 and reflects the lack of sunlight access need across accessways.

Oppose, remove the qualifying matter – Reject:

10.1.329 Please refer to responses on MRZ submissions.

10.1.330 Reporting by The Property Group has highlighted that scale sites for high density development are seldomly found, requiring the amalgamation of existing sites in order to get the yield to be commercially feasible (i.e. economies of scale). Evidence presented by Mr Hattam shows that the HRZ controls provide for a higher capacity when compared to MRZ controls. Proposals have sought to ensure that both smaller sites and scale sites are able to achieve a level of high density development that responds to site sizes: permitter block development for smaller sites; no recession planes for buildings above 12m, when specific setbacks are achieved. These setbacks align with other provisions proposed, such as communal outdoor living areas and outlook space. In addition, a bonus building coverage has been proposed to help incentivising amalgamation of sites.

ISSUE 6 – LOW PUBLIC TRANSPORT ACCESSIBILITY AREA (LPTAA)

10.1.331 As notified, the proposed QM seeks to retain operative zoning within the LPTAA. This means that operative RS, RSDT, RH, and RBP were all intended as a response to the QM, noting that RS and RSDT has also been used in response to the ANIA and various coastal hazards (please refer to s42A report from Ms Oliver). The following response tables responses detail submissions on these various zones, with the first table below detailing submissions made principally on the approach of the QM and its mapping.

LPTAA Mapping & Approach

10.1.332 The following table summarises the 243 submission points made on the proposed LPTAA QM mapping and general approach:

Main theme	Matters raised	Submission points	Response
<p>Support approach, as notified</p> <p>3 submission points</p>	<p>Submitters support the qualifying matter approach as notified. Submitter #900 noting how particularly inaccessible and constrained the Port Hills are.</p>	<p>900.3, 112.3, 312.5</p>	<p>Support approach, as notified</p> <ul style="list-style-type: none"> • Agree, although foothill areas should be seen as accessible when within walking catchments to identified routes. • Re-configuration of the bus route network on the hills is highly restricted due to topographical and roading infrastructure constraints and the increased cost of development on hill sites.
<p>Other bus routes to be considered</p> <p>17 submission points</p>	<p>The following other bus routes were requested to be considered as high frequency by submitters:</p> <ul style="list-style-type: none"> • Bus #60 [Keyes Road]; • Bus #80 [Wainoni Road]; • Bus #3 [to Sumner]. 	<p>801.15, 802.15, 107.31, 792.15, 789.12, 795.9, 796.7, 801.9, 797.9, 802.9, 803.9, 107.27, 792.9, 789.10, 689.78, 703.2, 800.8</p>	<p>Other bus routes to be considered – Accept-in part</p> <p>The approach taken with the qualifying matter is that only those areas outside of walking catchments from more bus routes and the Orbiter (single digit bus numbers) – as well as</p>

Main theme	Matters raised	Submission points	Response
			employment connectors – are restricted. Double digit bus services are of a lesser frequency, with #80 has lower frequency (generally half-hourly) than #5 (generally 15-minutes).
<p>Modify catchment extent</p> <p>18 submission points</p>	<p>Submitters requested that the catchment used to define the qualifying matter be modified to better consider:</p> <ul style="list-style-type: none"> • Generally, higher frequency bus routes / should only be applied to completely un-serviced areas; • Areas of future investment; • Areas serviced by other transport options (like Uber); • Catchments from Orbiter route; • Operative RNN areas proposed to be MRZ outside of accessible catchments (Storr Close, Glendore Drive, James Mackenzie Drive and Sutherlands Road) (#728.2); • Remove from 75 Alderson Avenue (#244.1); • Crest Lane (#879.7); • Gwynfa Ave (#726.2); • Low frequency area of Hackthorne Road (#421.1); 	<p>728.2, 244.1, 322.2, 322.1, 879.7, 726.2, 421.1, 663.3, 300.3, 881.4, 881.5, 814.243, 242.15, 751.136, 751.133, 751.129, 107.29, 792.13</p>	<p>Reject in-part</p> <p>As above, sites within catchments from route #3 are proposed to be included.</p> <p>Only higher frequency routes and employment connector routes are considered, therefore the Mt Peasant and Hackthorne Road service do not meet the criteria and would have the QM applied.</p> <p>The qualifying matter approach is to focus on the highest frequency as this is the best indicator of propensity. The objective is to lessen private vehicle use by enabling greater densities in highly accessible and serviceable areas. Focusing of other ride-share options would not support this objective. In addition, the qualifying matter has not been placed over operative RNN areas that have been developed as their propensity to re-develop would be very low. This means that areas described by submitter #728 would remain MRZ, without the LPTAA qualifying matter.</p> <p>Considering other specific addresses/areas requested by submitters:</p> <ul style="list-style-type: none"> • 75 Alderson Avenue is not within a walkable catchment to an identified bus

Main theme	Matters raised	Submission points	Response
	<ul style="list-style-type: none"> Zone areas not considered relevant residential zones – Redmund Spur (#881.4, #881.5); As per Council submission; Better considers impacts on intensification. 		<p>route; the LPTAA should remain.</p> <ul style="list-style-type: none"> Crest Lane is not within a walkable catchment to an identified bus route; the LPTAA should remain. Upper parts of Hackthorne Road are within a low-frequency part of #1 route and should have the LPTAA applied. Gwynfa Avenue is within a walkable catchment to the Orbiter Route and should remain MRZ, without the LPTAA qualifying matter. <p>The Council submission and other submitters have highlighted that the catchment from the Orbiter must be better reflected in the catchment. I agree and recommend it's full inclusion for consideration, where areas within the 800m catchment are removed from the LPTAA.</p>
<p>Oppose, qualifying matter should be removed</p> <p>202 submission points</p> <p><i>Approximately 172 proforma, or similar.</i></p>	<p>Submitters request that the qualifying matter is removed for the following reasons:</p> <ul style="list-style-type: none"> Represents a static picture of current public transport accessibility / unable to adapt; Restricts future growth and intensification; 	<p>811.48 805.18, 880.1, 444.6, 723.3, 877.12, 114.6, 877.3, 884.4, 887.6, 676.9, 55.12, 121.19, 344.5, 681.2, 104.5, 103.5, 100.5, 783.2, 187.8, 189.9, 191.18, 199.4, 798.3, 859.1, 277.3, 233.5, 61.24, 362.12, 506.3, 517.5, 507.1, 512.2, 370.6, 373.6, 753.5, 624.2, 595.2, 542.2, 608.2, 614.2, 596.2, 603.2, 550.2,</p>	<p>Reject:</p> <p>Oppose, qualifying matter should be removed</p> <p>Reference should be made to 7.4 in this report for further discussion and evaluation under the Act.</p> <p>The qualifying matter is largely based on core routes who are unlikely to fundamentally change due to</p>

Main theme	Matters raised	Submission points	Response
	<ul style="list-style-type: none"> Does not consider prospective future rail access; Fails to meet statutory test / contrary to NPS-UD and/or MDRS / lacks evidence; Does not consider active transport connections, like Major Cycle Routes; Potential to exacerbate social inequities in eastern Christchurch; Lack of relationship between PT access and density; A financial contribution could instead be payable, financing future PT growth; Approach has been used to reduce both high density and MDRS areas; Methodology is arbitrary / should include down to 15 minute frequencies; Specific buses mentioned for inclusion: 28, 107, 130, 140. The QM should not apply to retirement villages 	<p>534.2, 365.12, 366.6, 375.5, 538.2, 539.2, 540.2, 553.2, 727.1, 733.6, 738.5, 918.5, 371.5, 379.5, 387.5, 391.5, 393.5, 510.12, 527.5, 529.5, 532.5, 589.5, 832.5, 1049.5, 843.5, 342.5, 350.4, 363.5, 264.5, 265.5, 266.5, 269.5, 374.5, 518.5, 520.5, 533.5, 567.5, 572.5, 590.5, 840.5, 844.5, 261.5, 268.5, 372.5, 389.3, 394.6, 395.5, 565.5, 568.5, 569.5, 570.5, 571.5, 573.5, 575.5, 576.5, 577.6, 578.5, 587.5, 588.1, 591.5, 643.6, 646.6, 837.5, 839.5, 841.5, 846.2, 847.5, 267.5, 346.5, 347.5, 521.5, 522.5, 345.5, 541.2, 544.2, 546.2, 634.2, 609.2, 652.2, 607.2, 610.2, 611.2, 612.2, 613.2, 615.2, 616.2, 617.2, 619.2, 620.2, 628.2, 631.2, 632.2, 633.2, 640.2, 642.2, 645.2, 648.2, 649.3, 650.2, 651.2, 722.2, 808.2, 618.2, 547.2, 597.2, 598.2, 601.2, 602.2, 604.2, 606.2, 526.2, 549.2, 548.2, 270.5, 384.5, 392.5, 254.1, 273.5, 274.5, 271.6, 718.5, 635.2, 551.2, 552.2, 554.2, 555.2, 558.2, 559.2, 560.2, 562.2, 563.4, 713.5, 717.5, 719.5, 752.5, 621.5, 622.5, 714.5, 715.5, 623.2, 754.5, 516.5, 503.8, 536.2, 524.5, 574.5, 515.5, 566.11, 641.2, 655.5, 594.4, 557.2, 440.4,</p>	<p>the requirements of roading infrastructure needed to deliver routes at this frequency and the cost prohibitive nature of delivering this elsewhere.</p> <p>The additional 4 routes may alter in time, however Council is required to review sufficiency every 3 years (HBA), which provides an opportunity to evaluate whether qualifying matter settings are appropriate. Requirements under the NPS-UD also require council to enable 'at least six storeys' within walkable catchments of rapid transport stops. Intensifying around current rail connections is presumptuous about future public transport delivery and does not reflect the requirements of the NPS-UD or the Mass Rapid Transit Indicative Business Case⁴⁴.</p> <p>The Council Submission has considered additional changes to reflect the Orbiter Bus route, which was not fully considered in error.</p> <p>Proposed routes have been re-evaluated and the following changes (in addition to the Council Submission) are recommended:</p> <ul style="list-style-type: none"> Applying the LPTAA over the low-frequency component of #1 route (Hackthorne Road)

⁴⁴ See Mass Rapid Transit information on the Greater Christchurch Partnership webpage: <https://www.greaterchristchurch.org.nz/governance/>

Main theme	Matters raised	Submission points	Response
		768.3, 525.5, 514.3, 737.6, 883.3, 656.5	<ul style="list-style-type: none"> • Remove the LPTAA over the higher frequency part of #7 (Travis area) • Further adjust the catchment to rationalise smaller 'islands' and extremities at the edge of catchment(s). <p>There is evidence that supports investing in areas within 10 minutes from routes with the highest frequency. This, along with future investment into reliability and quality of the service, are the best means to increase patronage and reduce private vehicle use.</p> <p>I agree that proposed controls are more restrictive than necessary. Modified provisions have been proposed, although the intention is still to prevent medium density housing from being achieved.</p> <p>In the order of 100,000 commercially feasible residential units are still provided for, and about eight-fold Plan-enabled units.</p> <p>Routes have been selected on the basis of the highest frequency, continuous investment, and where routes connect to employment centres. Over 70% of residential areas have MDRS or higher density enabled over sites.</p> <p>There are no Policy 3 catchments that are restricted where another QM does not already do this</p>

Main theme	Matters raised	Submission points	Response
			<p>(such as Coastal Hazard QMs).</p> <p>Regarding active transport:</p> <p>Council has made a strong commitment to investing in it's cycle network, with 13 routes identified through it's Major Cycle Routes network. Only very few areas where the QM applies are also intended or have an MCR (Hoon Hay, Woolston, Linwood, Ferrymead, Avondale).</p> <p>In many cases other QMs have been proposed in these areas whereby intensification is not possible. In other cases, I have proposed a reduction in the application of the QM due to lying within a walking catchment from one of the identified bus routes.</p> <p>Evidence presented by Mr Morahan details how active transport should not be considered a straight substitute for public transport; they often complement each other and people who don't own a car will usually rely on a combination of both.</p> <p>Overall, I believe the areas where MRZ or HRZ are proposed without restriction are strongly aligned with the location of public and active transport routes.</p> <p>Regarding effects on eastern Christchurch: it is recommended that the Parklands/Travis area within the #7 bus catchment are removed from the LPTAA and enabled to MRZ.</p>

Main theme	Matters raised	Submission points	Response
			<p>Recommendations to Policy 3 catchments detail the extension of HRZ walking catchment around the Linwood Town Centre Zone to 600m. The majority of the remaining eastern Christchurch is heavily influenced by other qualifying matters, such as Coastal Hazards, Tsunami, High Flood Hazard, and Vacuum Sewer constraints. It is not considered that the LPTAA in isolation would result in inequitable social outcomes.</p> <p>Some submitters have potentially misunderstood the interrelationship between the LPTAA and other qualifying matters, like the Airport Noise Contour.</p> <p>The approach relates to bus routes and centres, not specific activities. Older persons have free use of off-peak public transport through the Gold Card.</p>
<p>General opposition to qualifying matter approaches</p> <p>1 submission point</p>	<p>Submitter is generally concerned with the degree of qualifying matters included in PC14 following the September 2022 proposal.</p>	<p>307.4</p>	<p>Reject</p> <p>General opposition to qualifying matter approaches</p> <p>New qualifying matters added since September 2022 include: Sunlight access; City Spine; Open Space / Ōtākaro Avon River Corridor; Residential-industrial interface; Greenfield development features (ODPs); extension to Riccarton Bush Interface; modification of heritage items and settings; and the LPTAA. Reference should be made to each applicable s32 report and s42A report for</p>

Main theme	Matters raised	Submission points	Response
			<p>further discussion and justification.</p> <p>The sum effect of all qualifying matters still ensure that in excess of 50 years of commercially feasible residential development is enabled.</p>

Recommendations & Responses

Support approach, as notified

10.1.333 Agree, although foothill areas should be seen as accessible when within walking catchments to identified routes.

10.1.334 Re-configuration of the bus route network on the hills is highly restricted due to topographical and roading infrastructure constraints and the increased cost of development on hill sites.

Other bus routes to be considered

10.1.335 The approach taken with the qualifying matter is that only those areas outside of walking catchments from more bus routes and the Orbiter (single digit bus numbers) – as well as employment connectors – are restricted. Double digit bus services are of a lesser frequency, with #80 has lower frequency (generally half-hourly) than #5 (generally 15-minutes).

10.1.336 As above, sites within catchments from route #3 are proposed to be included.

10.1.337 Only higher frequency routes and employment connector routes are considered, therefore the Mt Peasant and Hackthorne Road service do not meet the criteria and would have the QM applied.

10.1.338 The qualifying matter approach is to focus on the highest frequency as this is the best indicator of propensity. The objective is to lessen private vehicle use by enabling greater densities in highly accessible and serviceable areas. Focusing of other ride-share options would not support this objective. In addition, the qualifying matter has not been placed over operative RNN areas that have been developed as their propensity to re-develop would be very low. This means that areas described by submitter #728 would remain MRZ, without the LPTAA qualifying matter.

10.1.339 Considering other specific addresses/areas requested by submitters:

- a. 75 Alderson Avenue is not within a walkable catchment to an identified bus route; the LPTAA should remain.

- b. Crest Lane is not within a walkable catchment to an identified bus route; the LPTAA should remain.
- c. Upper parts of Hackthorne Road are within a low-frequency part of #1 route and should have the LPTAA applied.
- d. Gwynfa Avenue is within a walkable catchment to the Orbiter Route and should remain MRZ, without the LPTAA qualifying matter.

10.1.340 The Canterbury Regional Council submission and other submitters have highlighted that the catchment from the Orbiter must be better reflected in the catchment. I agree and recommend its full inclusion for consideration, where areas within the 800m catchment are removed from the LPTAA.

Oppose, qualifying matter should be removed

10.1.341 Reference should be made to 7.4 in this report for further discussion and evaluation under the Act.

10.1.342 The qualifying matter is largely based on core routes who are unlikely to fundamentally change due to the requirements of roading infrastructure needed to deliver routes at this frequency and the cost prohibitive nature of delivering this elsewhere.

10.1.343 The additional 4 routes may alter in time, however Council is required to review sufficiency every 3 years (HBA), which provides an opportunity to evaluate whether qualifying matter settings are appropriate. Requirements under the NPS-UD also require council to enable 'at least six storeys' within walkable catchments of rapid transport stops. Intensifying around current rail connections is presumptuous about future public transport delivery and does not reflect the requirements of the NPS-UD or the Mass Rapid Transit Indicative Business Case .

10.1.344 Proposed routes have been re-evaluated and the following additional are recommended:

- i. Applying the LPTAA over the low-frequency component of #1 route (Hackthorne Road)
- ii. Remove the LPTAA over the higher frequency part of #7 (Travis area)
- iii. Further adjust the catchment to rationalise smaller 'islands' and extremities at the edge of catchment(s).

10.1.345 There is evidence that supports investing in areas within 10 minutes from routes with the highest frequency. This, along with future investment into reliability and quality of the service, are the best means to increase patronage and reduce private vehicle use.

10.1.346 I agree that proposed controls are more restrictive than necessary. Modified provisions have been proposed, although the intention is still to prevent medium density housing from being achieved.

- 10.1.347 In the order of 100,000 commercially feasible residential units are still provided for, and about eight-fold Plan-enabled units.
- 10.1.348 Routes have been selected on the basis of the highest frequency, continuous investment, and where routes connect to employment centres. Over 70% of residential areas have MDRS or higher density enabled over sites.
- 10.1.349 There are no Policy 3 catchments that are restricted where another QM does not already do this (such as Coastal Hazard QMs).

Regarding active transport:

- 10.1.350 Council has made a strong commitment to investing in cycle network, with 13 routes identified through its Major Cycle Routes network. Only very few areas where the QM applies are also intended or have an MCR (Hoon Hay, Woolston, Linwood, Ferrymead, Avondale).
- 10.1.351 In many cases other QMs have been proposed in these areas whereby intensification is not possible. In other cases, I have proposed a reduction in the application of the QM due to lying within a walking catchment from one of the identified bus routes.
- 10.1.352 Evidence presented by Mr Morahan details how active transport should not be considered a straight substitute for public transport; they often complement each other and people who don't own a car will usually rely on a combination of both.
- 10.1.353 Overall, I believe the areas where MRZ or HRZ are proposed without restriction are strongly aligned with the location of public and active transport routes.
- 10.1.354 Regarding effects on eastern Christchurch: it is recommended that the Parklands/Travis area within the #7 bus catchment are removed from the LPTAA and enabled to MRZ. Recommendations to Policy 3 catchments detail the extension of HRZ walking catchment around the Linwood Town Centre Zone to 600m. The majority of the remaining eastern Christchurch is heavily influenced by other qualifying matters, such as Coastal Hazards, Tsunami, High Flood Hazard, and Vacuum Sewer constraints. It is not considered that the LPTAA in isolation would result in inequitable social outcomes.
- 10.1.355 Some submitters have potentially misunderstood the interrelationship between the LPTAA and other qualifying matters, like the Airport Noise Influence Area QM.
- 10.1.356 The approach relates to bus routes and centres, not specific activities. Older persons have free use of off-peak public transport through the Gold Card.

General opposition to qualifying matter approaches

- 10.1.357 New qualifying matters added since September 2022 include: Sunlight access; City Spine; Open Space / Ōtākaro Avon River Corridor; Residential-industrial interface; Greenfield

development features (ODPs); extension to Riccarton Bush Interface; modification of heritage items and settings; and the LPTAA. Reference should be made to each applicable s32 report and s42A report for further discussion and justification.

10.1.358 The sum effect of all qualifying matters still ensure that in excess of 50 years of commercially feasible residential development is enabled.

Residential Suburban and Residential Suburban Density Transition Zone

10.1.359 The following details the 138 submission points made on sub-chapter 14.4 – RS and RSDT.

Theme	Points	Submission Pont(s)
<i>Considered elsewhere</i>	<p><i>These submission points are beyond the scope of this evidence and are considered elsewhere.</i></p> <ul style="list-style-type: none"> • Riccarton Bush Interface – See Issue 7 in this report • Port Influences overlay – Ms Oliver • Landscaping, tree canopy and financial contributions – Ms Hansbury • Electricity Transmission – Ms Oliver • Railway setback – Ms Oliver 	876.8, 834.171, 834.93, 189.8, 225.4, 44.2, 44.5, 859.9, 834.58, 852.11, 852.12, 121.9, 479.3, 147.5, 183.3, 806.18, 876.11, 1003.14, 2.10, 116.3, 834.53, 854.3, 854.13, 878.29, 834.63, 834.64, 829.2, 829.3, 571.19, 814.152, 615.15, 835.9, 751.66, 689.80, 443.2
Support, as notified 2 submission points	Submitters supported the proposal, as notified.	305.2 411.1
Support QM approach 7 Submission points	Submitters expressed general support for the QM approach, requesting that two storey development remain the maximum and that measures to protect sunlight through limiting density and building height were welcomed.	224.1, 276.2, 205.6, 21.1, 294.1, 297.1, 297.2
Accessory buildings 1 submission point	This submitter requests that accessory buildings are not permitted along site boundaries and should be maintained.	205.11
Building coverage exemptions 1 submission point	Andrew Evans (#89) expressed support for excluding eaves from building coverage calculations.	89.6
Net floor area 5 submission points	Submitters seek that the requirements for net floor area is reduced by 33% to allow for greater diversity in housing [under P4, the smallest net floor area is 35m ² , which would reduce to 23.5m ² under this request].	797.1, 802.1, 801.1, 789.1, 792.1

Theme	Points	Submission Pont(s)
<p>Building heights</p> <p>4 submission points</p>	<p>A variety of requests have been made by submitters:</p> <ul style="list-style-type: none"> • #504 requests that 3 storeys is only enabled in close proximity to the city centre. • #842 requests that emergency service facilities are provided greater leniency in permitted heights, including associated infrastructure. • Submitters #338 and #339 request that an absolute maximum of 22m for buildings is applied. 	<p>504.2, 842.29, 339.2, 338.5</p>
<p>Setbacks</p> <p>11 submission points</p>	<p>Almost all submissions request that the front boundary setback is reduced to 1.5m.</p> <p>Submitter #383 requested that buildings of 2-3m have a greater setback apply.</p>	<p>802.5, 801.5, 800.4, 789.6, 792.5, 107.23, 383.3, 796.4, 803.5, 797.5, 795.5</p>
<p>Outdoor living space</p> <p>12 submission points</p>	<p>All submissions seek greater flexibility for outdoor living areas, with specific consideration of communal outdoor living areas.</p>	<p>796.16, 789.2, 795.2, 797.2, 801.2, 802.2, 803.2, 800.3, 107.22, 107.19, 792.2, 789.5</p>
<p>Three units per site</p> <p>18 submission points</p>	<p>This topic received the most submissions, with submitters requesting that three units per site be enabled only under specific conditions, being that a maximum building height of 5m was applied and there was a maximum of 3 units per 450m² of land. Other variations were for such an area to only be limited to two dwellings and one minor residential unit; all subject to being a single storey.</p>	<p>107.20, 796.3, 803.4, 797.3, 801.3, 796.2, 802.3, 797.4, 801.4, 802.4, 795.4, 800.2, 789.4, 792.4, 792.3, 789.3, 803.3, 107.21</p>
<p>Social housing</p> <p>2 Submission points</p>	<p>Heather Woods (#107) requests that the definition of social housing provided is broadened to include other 'community minded private companies'.</p>	<p>107.36, 107.37</p>
<p>Tiny homes</p> <p>4 submission points</p>	<p>Heather Woods (#107) requests that tiny homes are better provided for within the sub-chapter by:</p> <ul style="list-style-type: none"> • Decreasing net floor area for minor dwellings; • Recognise transportable homes; • Recognise that tiny homes contribute to housing choice and density. 	<p>107.18</p> <p>107.35, 107.6, 107.9</p>

Theme	Points	Submission Pont(s)
Climate change & stormwater 3 submission points	These submitters seeks that additional controls are added to better respond to the current and future effects of climate change, including: <ul style="list-style-type: none"> • Carbon footprint calculation • Roof reflectivity • Rainwater storage • Greywater • Alternative energy • Green roofs • Impervious surface controls 	685.4, 314.4, 627.5
Greater restrictions 9 submission points	Submitters requests more restrictive controls through the likes of increased setbacks, requiring consent for developments greater than two storeys, and generally better protection of sunlight access. Some stated that status quo zone should simply remain. Submitter #13 also request that all residential streets are notified for any development that breaches standards [‘out of the norm’].	205.28, 561.6, 469.1, 469.2, 454.4, 70.2, 471.1, 471.2, 13.1
Housing diversity 1 submission point	Ara Poutama Aotearoa (Corrections NZ - #259) requested that greater housing choice was provided through permitting housing for that supports requirements under the Sentencing Act, Parole Act and Corrections Act.	259.11
Minor residential units 3 submission points	Submitters request that the minimum net floor area for minor dwellings is either removed or drastically reduced.	803.1, 796.1, 795.1
Oppose QM approach 8 submission points	Submitters request that MDRS or Policy 3 was applied, as required, removing the RS and RSDT zones.	795.3, 877.25, 834.82 ,823.122, 834.170, 800.1, 568.12, 590.12
Zoning requests 5 submission points	The following specific zone requests have been made: <ul style="list-style-type: none"> • #178: 5B Frome Place: re-zone to MRZ; • #181: Brodie Street: retain RS; • #120: Paparoa Street: retain RS; • #671: High density in New Brighton; • #561: Status quo zoning in Strowan. 	178.3, 181.3, 120.3, 671.4, 561.6
General opposition to intensification	A few submitters expressed their opposition to the overall intensification. Council is required to	447.4, 893.4, 16.2

Theme	Points	Submission Pont(s)
3 submission points	respond to the direction under s77G to implement MDRS and Policy 3 of the NPS-UD.	

Recommendations & Responses

Accessory buildings: Reject

10.1.360 I reject that accessory buildings should not be able to be built along the property boundary. Building materials at the boundary are managed under the Building Act.

Building coverage exemptions: Accept

10.1.361 support the operative means of exempting eaves in the RH and RSDT zones due to the lesser site coverage, when compared to MRZ or HRZ.

Net floor area: Reject

10.1.362 The requested standard would reduce the intended suburban outcomes of the zone/precinct.

Building heights: Reject - #504

10.1.363 MDRS must be enabled within relevant residential zones, subject to QMs, with higher development directed through Policy 3 of the NPS-UD.

Building heights: Accept - #842

10.1.364 I agree that lawfully established Emergency Facilities in the zone should have an exemption for associated infrastructure.

Building heights: Reject - #338 and #339

10.1.365 Policy 3(c) of the NPS-UD directs that 'at least' six storeys must be enabled around the city centre. The alternative proposal recommends that 12-storey development is enabled in close proximity to CCZ.

Setbacks: Reject

10.1.366 I consider that a 1.5m setback is inappropriate in within a suburban setting. I reject that a bespoke setback should apply for greater heights as this is managed through height in relation to boundary controls.

Outdoor living space: Accept

10.1.367 I accept these submission points and recommended that MRZ outdoor living standards are applied.

Three units per site: Reject in-part

10.1.368 The requested standard would reduce the intended suburban outcomes of the zone/precinct. However, I do support removing the requirement for each dwelling to be located on a separate site and recommend that the requirement should instead that each residential unit shall instead have a minimum net site area of 400m². This enabled multiple units to be constructed on a single parcel at a sufficient size.

Social housing – Reject in-part

10.1.369 I consider the operative ‘Social housing complex’ definition in Chapter 2 to be adequate. However, note that the references should be updated to ‘Kāinga Ora – Homes and Communities’ and the Public Housing and Community Management Act 1992.

Tiny homes: Reject in-part

10.1.370 The requested standard would reduce the intended suburban outcomes of the zone/precinct. However, I do support removing the requirement for each dwelling to be located on a separate site.

Climate change & stormwater - Reject

10.1.371 I consider that controls to lessen climate change are beyond the scope of the Act. Renewable energy is permitted through the Plan. Council has opted to use Bylaws to manage three waters. Reference is made to the evidence of Mr Norton.

Greater restrictions:

10.1.372 Greater restrictions: Accept in-part

10.1.373 The proposal seeks to apply a qualifying matter over this area (LPTAA), reducing the potential for medium density development. A recommendation has been made to provide controls to ensure a suburban density is permitted.

10.1.374 Greater restrictions: Reject - #13

10.1.375 I do not consider that the notification threshold request is appropriate and is ultra vires.

Housing choice - Reject – out of scope

10.1.376 I consider that the scope of the IPI is restricted, insofar as it cannot consider non-residential activities where MDRS solely applies and is limited through s77G to only implementing a response to Policy 3 of the NPS-UD. I therefore recommend that the submission point is considered out of scope.

Minor residential units: Reject

10.1.377 The requested standard would reduce the intended suburban outcomes of the zone/precinct.

Oppose QM approach: Reject in-part

10.1.378 The QM intends to respond to the low degree of accessibility and serviceability of outlying suburban areas. While a suburban density has been considered appropriate to manage this, I accept that, as proposed, the QM did not reduce MDRS to the extent necessary to respond to the nature of the QM. I therefore recommend that MRZ is applied and a new Precinct introduced to target specific standards that would otherwise result in a medium density outcome.

Zoning requests

10.1.379 Site specific zoning has been assessed separately, however I provide a brief summary below:

10.1.380 5B Frome Place: I agree that this site should be zoned MRZ as it is within the walking catchment of the Orbiter Bus route. I recommend that the request is accepted.

10.1.381 Brodie Street: This street is within a relevant residential zone, not subject to QMs. MRZ should apply as a minimum to the street. I recommend the request is rejected.

10.1.382 Paparoa Street: The western end of this street is within a walking catchment from the Papanui TCZ. HRZ should apply to this proportion of the street. I recommend the request is rejected.

10.1.383 New Brighton: The residential area surrounding the commercial centre (and wider) is subject to a variety of coastal hazard QMs, with RS or RSDT being recommended. Reference is made to the s42A report of Ms Oliver.

10.1.384 Strowan Area: This area has relevant residential zones, not subject to QMs. MRZ should apply as a minimum and HRZ should apply within areas subject to Policy 3. I recommend the request is rejected.

General opposition to intensification – Reject

10.1.385 Council is required to respond to the direction under s77G to implement MDRS and Policy 3 of the NPS-UD.

Residential Hills Zone

10.1.386 The following details the 50 submission points made on the 14.7 – RH.

Theme	Points	Submitter(s)
Considered elsewhere	<p><i>These submission points are beyond the scope of this evidence and are considered elsewhere.</i></p> <ul style="list-style-type: none"> • Port Influences overlay – Ms Oliver • Landscaping, tree canopy and financial contributions – Ms Hansbury • Electricity Transmission – Ms Oliver 	853, 853, 571, 615, 834, 854, 878, 854, 443
Building height and accessory buildings 4 submission points	Most submitters seek for 8m building heights to be retained. Submitter #205 also requests that accessory buildings cannot be built on a boundary.	205, 253, 471, 471
Increase site density 1 submission point	Rohan A Collett (#147) requested that permitted site density is increased to encourage more smaller units instead of larger single units.	147
Climate change & stormwater 4 submission points	These submitters seeks that additional controls are added to better respond to the current and future effects of climate change, including: <ul style="list-style-type: none"> • Carbon footprint calculation; • Roof reflectivity • Rainwater storage • Greywater • Alternative energy • Green roofs • Impervious surface controls 	685, 314, 627, 112
Density overlays 6 submission points	<p>Submitter #879 (Rutherford Family Trust) requests that the Moncks Spur/Mt Pleasant Overlay in 14.7.2.1(ii) is removed.</p> <p>Submitter #881 (Red Spur Ltd) requests that the Residential Mixed Density Precinct – Redmund Spur and Residential Hills zoning are both removed, applying MDRS and NPS-UD, as applicable.</p>	879 881
Fire fighting 1 submission point	Fire and emergency (#842) notes that an error in the numbering in 14.7.1.3 RD18 and request this be amended as per the relief sought.	842
Greater restrictions	Submitters requests more restrictive controls through the likes of increased setbacks or requiring consent for developments greater than	469, 297, 297, 13, 680, 469, 70, 205, 276, 305, 1047, 36

Theme	Points	Submitter(s)
12 submission points	two storeys. Some stated that status quo Residential Hill Zone standards should simply remain. Submitter #13 also request that all residential streets are notified for any development that breaches standards ['out of the norm'].	
Housing choice 1 submission point	Ara Poutama Aotearoa (Corrections NZ - #259) requested that greater housing choice was provided through permitting housing for that supports requirements under the Sentencing Act, Parole Act and Corrections Act.	259
Rural expansion 4 submission points	Harvey Armstrong (#244) requests that 75 Alderson Ave is re-zoned to either 'Living Hills Zone' [Residential Hills Zone] or Large Lot Residential Zone.	244
Opposition to QM approach 3 submission points	Submitters request the removal of the LPTAA QM and to apply MRZ accordingly.	834, 419
General opposition to intensification 5 submission points	A few submitters expressed their opposition to the overall intensification. Council is required to respond to the direction under s77G to implement MDRS and Policy 3 of the NPS-UD.	447, 454, 205, 224, 155

Recommendations & Responses:

Building height and accessory buildings: Accept in-part

10.1.387 I accept, that as a result of the LPTAA, a lesser height of 8m should be enabled. However, I reject that accessory buildings should not be able to be built along the property boundary.

Increase site density: Accept in-part

10.1.388 The LPTAA QM has applied a restriction to permitted activities to ensure a suburban outcome is achieved in order to reduce any prospective increase in private vehicle use in poorly accessible or serviceable areas.

Climate change & stormwater - Reject

10.1.389 I consider that controls to lessen climate change are beyond the scope of the Act. Renewable energy is permitted through the Plan. Council has opted to use Bylaws to manage three waters. Reference is made to the evidence of Mr Norton.

Density overlays:

10.1.390 Accept – #879

10.1.391 I accept that this is required as a consequence of applying MDRS, as supported by the Council submission.

10.1.392 Reject – #881

10.1.393 I do not accept that the site is able to be considered further as part of the IPI as the effect of the zoning and density overlays are not considered to represent a relevant residential zone, or are within a Policy 3 catchment of the NPS-UD. The proposal has simply been to apply the appropriate National Planning Standards response to the site without any change to the application of rules. I recommend that changes are only made to ensure that operative controls and their effects are best addressed in the proposed RLL framework.

Greater restrictions:

10.1.394 Accept in-part

10.1.395 The proposal seeks to apply a qualifying matter over this area (LPTAA), reducing the potential for medium density development. A recommendation has been made to provide controls to ensure a suburban density is permitted.

10.1.396 Reject - #13

10.1.397 I do not consider that the notification threshold request is appropriate and is ultra vires.

Housing choice: Reject – out of scope

10.1.398 I consider that the scope of the IPI is restricted, insofar as it cannot consider non-residential activities where MDRS solely applies and is limited through s77G to only implementing a response to Policy 3 of the NPS-UD. I therefore recommend that the submission point is considered out of scope.

Rural expansion: Reject – out of scope

10.1.399 The scope of the IPI is restricted in its ability to consider these requests, noting the ability to only consider intensification within relevant residential zones and within Policy 3 catchments contained within the urban environment. For these reasons, I have recommended that these submissions are considered out of scope and rejected.

Opposition to QM approach: Reject in-part

10.1.400 The qualifying matter is proposed to be retained, but is recommended to be modified to better respond to the nature of the QM. Reference is made to section 7.4 of this report for further consideration.

General opposition to intensification: Reject

10.1.401 Council is required to respond to the direction under s77G to implement MDRS and Policy 3 of the NPS-UD

Residential Banks Peninsula Zone

10.1.402 A total of 62 submission points were made against the Residential Banks Peninsula Zone. For clarity, the following 19 submission points are not considered here as they are outside the scope of this evidence:

- 762.27, 685.78, 834.50, 685.77, 834.44, 834.45, 834.46, 834.49, 834.47, 720.43, 720.44, 834.48, 834.51, 834.60, 834.68, 834.67, 829.6, 829.7, 1004.2.

10.1.403 Reference should instead be made to the following s42 reports:

- Residential Character Areas – Ms White
- Residential Heritage Areas – Ms Dixon
- Port influences & railway setback – Ms Oliver
- Heritage Streets – Ms Richmond

10.1.404 Remaining submission points canvas the following topics:

Responding to climate change

10.1.405 Some submitters have requested that greater controls are introduced to reduce climate change potential and to better respond to climate change effects. This includes the likes of rainwater tank capture, composting toilets, low reflectivity roofing, carbon accounting of dwellings, and other water-sensitive urban design standards.

10.1.406 I consider that Council is unable to introduce measures to reduce climate change potential under the Act, only responding to the effects of climate change. In this regard, consideration of stormwater management is only able to be considered. As per evidence of Mr Norton, Council has chosen to manage this through the use of Bylaws. I therefore recommend that submissions on these matters are rejected.

More restrictive controls

10.1.407 A total of 17 submission points requested additional controls, relating to:

- 10.1.408 More restrictive measures to protect sunlight, including passive heating (recession planes, heights, setbacks);
- 10.1.409 Requirement for notification to be more restrictive, including notification for any subdivision;
- 10.1.410 Limiting any development to two storeys, or heights more generally; and
- 10.1.411 Better recognising changes to amenity through matters of discretion.
- 10.1.412 I recommend that these submission points are rejected on the basis that either: the QM response already provides for this; or such controls would be overly restrictive or considered ultra vires (i.e. notification requirements).

General opposition to intensification

- 10.1.413 A few submitters expressed their opposition to the overall intensification. As Council is required to respond to the direction under s77G to implement MDRS and Policy 3 of the NPS-UD, these submissions are considered out of scope and not considered here further.

Low public transport accessibility area (LPTAA) QM

- 10.1.414 Request that the QM is removed and MDRS (MRZ) is applied accordingly. Reference is made to section 7.4 of this report for further consideration.

Housing Choice

- 10.1.415 Ara Poutama Aotearoa (Corrections NZ - #259) requested that greater housing choice was provided through permitting housing for that supports requirements under the Sentencing Act, Parole Act and Corrections Act.
- 10.1.416 I consider that the scope of the IPI is restricted, insofar as it cannot consider non-residential activities where MDRS solely applies and is limited through s77G to only implementing a response to Policy 3 of the NPS-UD. I therefore recommend that the submission point is considered out of scope.

Small errors

- 10.1.417 A small error in the water supply for fire fighting control (numbering in 14.8.1.3 RD9) has been raised. The Council submission also addresses a variety of smaller framework issues with the notified framework. Both of these matters are accepted and adopted and are not considered here further.

Papakāinga housing & exclusions for Rūnanga-led housing

10.1.418 It is acknowledged that Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga ['Ngāti Wheke'] (#695) has submitted on this topic within the RBP sub-chapter. This is addressed under Issue 8.

Overall Recommendations

10.1.419 The following recommends changes to both how the LPTAA is mapped and the provisions relating to this.

10.1.420 Section 7.4 notes that the notified provisions do not respond to the nature of the qualifying matter and wholesale changes are needed to better address the requirements of s77J. I do not consider an appropriate response to be retaining CDP zoning within applicable areas.

10.1.421 I recommend that all areas covered by the LPTAA are zoned MRZ, with a 'Suburban Density Precinct' over those sites within the QM extent shown as Residential Suburban or Residential Banks Peninsula Zone, and a new Precinct called 'Suburban Hill Density Precinct' introduced over area currently shown as Residential Hills Zone within the QM extent. The LPTAA overlay is therefore able to be removed without consequence, noting that no provisions are tied to the overlay itself in the notified proposal.

10.1.422 Provisions for this new Precinct should be detailed under subsection 14.5.3 of the MRZ sub- chapter, being area-specific controls. MRZ built form standards shall apply, except the following:

- Site density: One residential unit per 400m² or 650m² on residential hills sites.
- Building height: 8m permitted.
- Setbacks: Front: 4.5m or 5.5m where a garage door faces the street.
- Building coverage: 35% building coverage of net site area.
- Windows to street: Built form standards for MRZ do not apply to the Precincts.

10.1.423 In respect of submissions relating to the inflexibility of the QM approach, tiny homes, and inability to intensify further, I recommend that a Restricted Discretionary pathway is provided for medium density development at two storeys, subject to compliance with specific standards and/or matters of discretion. This should be as follows:

- i. Compliance with 14.5.2 Built Form Standards.
- ii. Demonstrates that residential design principles 14.15.1 are able to be met.
- iii. Is located within:
 - 800m walking distance from a public transport stop, where located within the Suburban Density Precinct;
 - 400m walking distance from a public transport stop, where located within the Suburban Hill Density Precinct;
- iv. The development is able to demonstrate there is adequate stormwater,

wastewater, and water supply servicing to support residential units.

10.1.424 Provisions in Chapter 8 are also modified to remove the no site density control (8.5.1.2 C8 and C9) that would otherwise apply to MRZ and also apply the rules tied to the Residential Hills Precinct to the new 'Suburban Hill Density Precinct'.

10.1.425 Section 7.4 also details mapping changes necessary to better address deficiencies in current and future high frequency routes. Recommended changes are as follows:

- Remove QM over full extent of #7 Line, extending to Parklands
- Remove QM over full extent of Orbiter Line
- Apply QM over low frequency proportion of #1 line on Cashmere Hill (Hackthorne Road)
- Retain QM over those parts of #3 Line east of Ferrymead
- Further adjust the catchment to rationalise smaller 'islands' and extremities at the edge of catchment(s).

10.1.426 Please refer to **Appendix F** for an overview of mapping changes.

ISSUE 7 – RICcarton Bush Interface Area

10.1.427 This QM received submissions from 21 submitters across three key parts of the proposal, generating 43 submission points.

10.1.428 Submission points on Residential Suburban (14.4.2.3) building height control are as follows:

Theme / Point	Submitter
Support, with modification [44]: <ul style="list-style-type: none"> • Apply 8m over whole of interface area; • Reflect ecological and cultural significance to Ngāi Tūāhuriri; • Meets section 6(b), 6(c) and 6(e) criteria in the RMA • Greater consideration of ecological threats • Reflect adverse effects on root • Reflect soil hydrology effects • Effects of increased building coverage from 35% to 50% (MDRS) • Effects of decreased site sizes • Effects of limited (20%) greenspace requirements • Effects of tree loss through intensification in surrounds • Effects of shading on the bush • Increased wind effects due to intensification 	44.2, 876.8

<ul style="list-style-type: none"> • Increased heat island effects due to intensification • Increased light pollution effects from taller building impacting bird, gecko and insect behaviours within the Bush • Reverse sensitivity effects with greater populations near the Bush (thinning of adjacent bush; on-site root damage) • Seek that the Kauri Cluster not be disaggregated or dismantled [876] 	
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Submissions on Medium Density Residential Zone Building height control (14.5.2.3) are as follows:

Theme / Point	Submitter
Support, with modification [44]: <ul style="list-style-type: none"> • Apply 8m over whole of interface area; • Reflect ecological and cultural significance to Ngāi Tūāhuriri; • Meets section 6(b), 6(c) and 6(e) criteria in the RMA • Greater consideration of ecological threats • Reflect adverse effects on root • Reflect soil hydrology effects • Effects of increased building coverage from 35% to 50% (MDRS) • Effects of decreased site sizes • Effects of limited (20%) greenspace requirements • Effects of tree loss through intensification in surrounds • Effects of shading on the bush • Increased wind effects due to intensification • Increased heat island effects due to intensification • Increased light pollution effects from taller building impacting bird, gecko and insect behaviours within the Bush • Reverse sensitivity effects with greater populations near the Bush (thinning of adjacent bush; on-site root damage) Seek that the Kauri Cluster not be disaggregated or dismantled [876]	44.3, 876.7
General support for the QM	225.3
Reduce down to original 40 sites	189.7
Contradicts NPS-UD lens for QMs under 3.32	121.16, 189.7
Oppose, remove the QM	121.16. 834.92, 834.184

Submission points on planning maps and general approach are as follows:

Theme / Point	Submitter
Modification: <ul style="list-style-type: none"> Reduce scale to original 40 sites proposal / interface sites Only apply at northern side, away from transport corridor and commercial centre 	187.6, 191.17, 189.6, 199.3, 351.2, 55.3
Contradicts NPS-UD lens for QMs under 3.32	187.6, 191.17, 121.15, 189.6, 199.3
Support, with modification: <ul style="list-style-type: none"> Increase extent based on historic setting that surrounds the area: Mona Vale; Brittan stables [188, 679] Extend 8m height area to include Ngahere St, Totara St, and Kahu road [188, 50, 679] Limit extent of QM based on environmental and cultural grounds [859] Create a precinct Create commercial transition QM [851, 876] Seek that the Kauri Cluster not be disaggregated or dismantled [851, 876, 902] 	188.7, 859.8, 679.5, 679.7, 851.13, 851.6, 876.29, 886.1, 902.29
General support for QMs that protect trees and greenspaces	145.16
Support for the QM	225.2, 835.6
Oppose, remove the QM	69.3, 905.1, 110, 121.15, 351.2, 110.5

Submission response:

10.1.429 Regarding submissions in support and requesting greater extensions (#44, #188, #859): the QM has been specifically formulated to respond to the specific landscape and cultural characteristics of the Bush. Building heights immediately surrounding the Bush maintain the status quo 8m height limit, which was supported by previous ecological advice. Dr Hoddinott's evidence has highlighted that the cascading approach of an 8m to 12m transition is appropriate. I therefore recommend that the **Panel reject submissions** seeking that 8m be applied across the entirety of the QM extent, or additional standards within the QM extent.

10.1.430 Dr Hoddinott's evidence does, however, accept that the request from submitter #188 for additional sites on Kahu Road does have merit. I therefore recommend that this submission be partially accepted to include these 3 sites, in accordance with the evidence of Dr Hoddinott.

10.1.431 Regarding the submissions seeking a reduced extent to the QM (#187, #191, #189, #199, #351), the approach of only reducing heights over 40 adjoining parcels was not informed by expert evidence. Council has now completed this work through evidence provided by Dr Hoddinott and an appropriate response has been proposed.

10.1.432 Reducing the extent of the QM to only the northern aspect of the Bush does not respond to the characteristics of the Bush that reporting has identified require additional protection. As stated in section 7.2 of this report, the NPS-UD permits the reduction of intensification within Policy 3 catchments through Policy 4. The means of protection respond to the identification of matters of national importance – section 6 – and are justified in further protection. I therefore recommend that **these submissions be rejected**. For these same reasons, I also recommend the rejection of submissions that seek the removal of the QM in its entirety (#69, #905, #110, #121, #351).

10.1.433 Lastly a few submitters have asked that the QM is also extended to include the commercial areas fronting Riccarton Road to better address the transition in building heights. Dr Hoddinott has considered the scope of the heritage landscape features, concluding that the commercial area does not have an influence on the QM. Such an approach would therefore be seen as to adjust an intensification response to the extent necessary under s771 of the Act. Commercial built form controls will seek to manage this transition and reference is made to the s42A of Mr Lightbody. I therefore recommend that these submissions are rejected.

Recommendation:

10.1.434 In terms of mapping changes, the properties at 34, 36 and 36A Kahu Road should also have the Riccarton Bush Interface Area overlay.

10.1.435 In response to submitters seeking greater controls across the interface area, the evidence of Dr Hoddinott has recommended that the following built form standards within MRZ are further modified to ensure the ongoing protection of Riccarton Bush:

- Apply a site density of 450m² per residential unit;
- Restrict the number of dwellings per site to two;
- Reduce permitted site coverage to 35%; and
- Apply a 4.5m front boundary setback and 3m side yard setback.

10.1.436 Consequential density changes should be made to Chapter 8 (Subdivision).

10.1.437 The same 8m height limit should also be applied to St Teresa's School to 8m (Specific Purpose – Schools Zone).

10.1.438 Subject to the retention of the ANIA and approach to retain the Residential Suburban Zone, the overlay should be removed from sites these sites as provisions for ANIA are more restrictive than those responding to the Bush interface.

ISSUE 8 – WIDER APPLICATION OF MDRS AND RELATED HOUSING CONTROLS

10.1.439 A number of submitters have sought to seek further application of MDRS and other related controls in areas that may not be considered relevant residential zones, or can be interpreted as

‘related provisions’ under s80E of the Act. These topics can be summarised under the following headings:

- Papakāinga housing;
- Residential Large Lot development; and
- Rural expansion.

10.1.440 These are addressed below in turn.

Papakāinga housing

10.1.441 Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga [‘Ngāti Wheke’] (#695) has submitted that papakāinga housing is enabled within their takiwā to give effect to section 6(e) and section 80(1)(b)(ii) of the Act, the latter which permits an IPI to include ‘provisions to enable papakāinga housing in the district’. In doing so, Ngāti Wheke have also requested that exemptions are made for any rūnanga-led housing development in relation to proposed qualifying matters, most notably Residential Heritage Areas and Residential Character Areas.

10.1.442 In addition, Ngāti Wheke seek that changes are made to the definition of ‘Māori land’ is amended to enable papakāinga housing across the RBP zone. The submitter notes the aspirations of the rūnanga to develop their whenua across Banks Peninsula.

10.1.443 Council has worked closely with Mahaanui Kurataiao Limited to consider wider rūnanga concerns, predominantly through the consideration of qualifying matters. This has resulted in an agreed process to better consider urban papakāinga housing through a separate plan change as the timeframe for the IPI did not provide for due consideration of such an approach. The further enablement (as a permitted activity) of papakāinga housing is therefore not considered appropriate at this time. Additionally, the scope of the IPI was agreed to be limited to RBP zoned areas within the Lyttelton Township (not extending to Corsair Bay), and hence did not include areas within the Papakainga/Kainga Nohoanga Zone or further across Banks Peninsula. Reference is made to the s42A report of Ms Oliver for consideration of the wider scope of the residential element of the plan change.

10.1.444 In considering further exemptions I make reference to the evidence of Ms Dixon (Residential Heritage Areas) and Ms White (Residential Character Areas). Here, the primary concern about the requested exemption is that this may diminish the overall value of each area, recognising that their value is representative of their constituent parts.

10.1.445 Ms Dixon, Ms White, and I met with representatives from Ngāti Wheke to discuss the above on 3 Aug 2023. The proposed position put forward by Council was focused on better recognising housing need for Ngāi Tahu whānui throughout residential objectives and policies (including those relating to RHAs and RCAs) and their consideration within matters of discretion across relevant rule frameworks.

10.1.446 Ngāti Wheke expressed particular interest in ensuring that multi-unit development was adequately enabling within the Lyttelton area. Consideration of housing for Ngāi Tahu whānui should therefore be considered across relevant matters of discretion, rather than just building height matters of discretion, as notified.

Recommendations on Ngāti Wheke submission

10.1.447 I recommend relevant residential objectives and policies are updated to give due consideration to the housing needs of Ngāi Tahu whānui and that the benefits of papakāinga housing are recognised. Reference is also made to Issue 4 regarding changes to residential objectives and policies.

10.1.448 Matters of discretion should seek to be updated in a similar means, ensuring that any residential development intended to service Ngāi Tahu whānui is positively considered.

10.1.449 In response to this submission and others on the LPTAA, I recommend that a restricted discretionary rule should be established to consider development at a scale more similar to what MDRS provides, whilst maintaining a two storey height limit. I recommend an addition to this in response to the submission by Ngāti Wheke (in *italicised underlined* below):

- a. Compliance with 14.5.2 Built Form Standards.
- b. Demonstrates that residential design principles 14.15.1 are able to be met.
- c. Is located within:
 - 800m walking distance from a public transport stop, where located within the Suburban Density Precinct;
 - 400m walking distance from a public transport stop, where located within the Suburban Hill Density Precinct;
- d. The development is able to demonstrate the there is adequate stormwater, wastewater, and water supply servicing to support residential units.
- e. Whether the development supports the housing needs of Ngāi Tahu whānui, including whether the development is for Papakāinga/Kāinga Nohoanga.

10.1.450 The above approach recognises the benefits of efficient land use where serviceable and accessible, whilst acknowledging the housing needs to Ngāi Tahu whānui.

10.1.451 Lastly, Kāinga Ora – Homes and Communities (#834) have also requested that papakāinga housing is enabled within the Papakainga/Kainga Nohoanga Zone. I consider that this request is out of scope as the zone is not considered a relevant residential zone. This position is supported by Ngāti Wheke through further submissions.

Residential large lot development

10.1.452 Issue 5 of the Residential s32 Report⁴⁵ discusses how operative density overlays should be considered as part of the plan change. It concludes that most of the density overlays are contrary to MDRS or cannot be considered as a QM under the requirements of s77I of the Act. However, there are three notable exemptions to this, being: Rural Hamlet (operative RS zone); 86 Bridle Path Road (operative RH zone); and Redmund Spur (operative RH zone).

10.1.453 The s32 report considered that these three sites, whilst the underlying zone was considered a relevant residential zone (as per s2 of the Act), could not be considered as a relevant residential zone when viewed a whole alongside applicable density overlays. To improve the clarity of scope, it was consider that the three areas be re-zoned as Residential Large Lot Zone, with Precincts for each area seeking to apply the same controls as operative controls – effectively a re-housing of existing controls. This is an approach I support.

10.1.454 Submitter #881 (Red Spur Ltd) has submitted in opposition to this approach, requesting that the Residential Hill Zone apply, as well as a variety of other changes to built form standards. The position put forward is that the proposed approach ‘downzones’ the area and is contrary to the Act. As above, I recommend that this request is rejected as the proposal simply intends to apply the same operative controls within a zone not considered to be a relevant residential zone.

10.1.455 However, should the Panel consider that these areas are within the residential scope, my alternative recommendation would be as follows:

Area	Zone / Precinct
Rural Hamlet	MRZ, with Suburban Density Precinct through applying the LPTAA QM.
86 Bridle Path Road & Redmund Spur	MRZ, with Suburban Hill Density Precinct through applying the LPTAA QM.

10.1.456 It is noted that one other submitter (#842) has made a submission on minor amendments and other framework matters on this zone. I recommend that this submission is accepted.

Rural expansion

10.1.457 As per section 6.5 of this report, I consider that the rezoning or rural zones to either MRZ or HRZ is beyond the scope of this plan change and should not be considered further.

⁴⁵ See from page 79 of the Residential s32 Report, available here: <https://ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32/Plan-Change-14-HBC-NOTIFICATION-Section-32-Residential.pdf>

10.1.458 Similarly, I note that there are 19 submission points made against the Residential Small Settlement Zone (14.10) and also consider that modifications to this zone is beyond the scope of this plan change.

ISSUE 9 – OTHER CONTROLS AND PROPOSED QUALIFYING MATTERS

Enhanced Development Mechanism

10.1.459 The residential chapter contains other mechanisms to enable development of scale to support a variety of housing types across the district. This is most notably expressed in sub-chapters 14.13 – Enhanced Development Mechanism (EDM) and 14.14 – Community Housing Redevelopment Mechanism (CHRM). As notified, the proposal sought to remove the CHRM as MDRS was seen to provide the same outcomes and the spatial extent of MRZ/HRZ almost entirely captured these areas.

10.1.460 The EDM was retained to still provide for scale development on scale site within applicable zones. This is managed through what the Plan calls ‘Qualifying Standards’ under 14.13.1. Broadly, these permit density of between 30 to 65 households per hectare when:

- Located in RSDT, RMD, SP Schools, or RBP zones;
- Sites are between 1,500 and 10,000m²;
- Located within specific walking distance of commercial zones, supermarket, school(s), open space, core public transport route⁴⁶; and
- Not located within or near a Special Amenity Area, Industrial Heavy zone, tsunami inundation area, or specific area with wastewater constraints.

10.1.461 The EDM criteria encapsulates much of the principles adopted as part of PC14.

10.1.462 A total of 44 submission points were raised by submitters on the EDM. Requests can be summarised under the following headings:

Modification or removal of the Qualifying Standards

10.1.463 Submitters request that the criteria is either extended to include the RS zone, or is removed in its entirety, subject to underlying RS zone controls being further liberalised to accommodate other matters (addressed below).

Net floor area requirements reduced or removed

10.1.464 Similar to requests on the RS sub-chapter, submitters request that net floor areas are significantly reduced or removed to enable the construction of Tiny Homes and other transportable homes, as a means to provide housing variety.

⁴⁶ Defined in Chapter 2 as an ‘EDM Core public route’ meaning: *a core route (along high-demand corridors connecting key activity centres and operating at high frequencies) as defined in Appendix 1 of the Regional Public Transport Plan 2012.*

Outdoor living space

10.1.465 Similar to requests on the RS sub-chapter, submitters request that minimum areas are either reduced or options added to make it possible for areas to be provided communally.

Support for Transportable Homes and Tiny homes

10.1.466 Similar to requests on the RS sub-chapter, submitters request that such homes are more broadly enabled within EDM sites and across the zones.

10.1.467 Recommendations included in this alternative proposal seek that the RS zone is replaced with MRZ and two new Precincts within the LPTAA extent. This means that the EDM will no longer apply and development will be subject to both particular built form standards under MRZ and bespoke standards within the Precinct controls.

10.1.468 Part of this approach provides for an RDA pathway for medium density development, subject to specific matters of discretion (see discussion and recommendations in Issue 6). Doing so would address much of the matters raised in the above submission points, i.e. greater enablement of outdoor living space (including communal) and removal of the minimum site area requirements.

10.1.469 I note that the EDM would still apply in areas where RSDT is maintained, such as within coastal hazards and airport noise contour areas. Reference should be made to the s42A of Ms Oliver on these matters.

11 MINOR AND INCONSEQUENTIAL AMENDMENTS

11.1.1 Pursuant to Schedule 1, clause 16 (2) of the RMA, a local authority may make an amendment, without using the process in this schedule, to its proposed plan to alter any information, where such an alteration is of minor effect, or may correct any minor errors.

11.1.2 Any minor and inconsequential amendments relevant to applicable Residential sub-chapters provisions will be listed in the appropriate sections of this s42A report.

12 CONCLUSIONS AND RECOMMENDATIONS

12.1.1 Having considered all of the submissions and reviewed all relevant instruments and statutory matters, I am satisfied that the Plan Change 14 Residential Chapter provisions (except 14.12, Landscaping Controls, and changes to other QMs outside the scope of this report), with the amendments I am suggesting, will:

- a. result in amended objectives that better achieves the purpose of the RMA;
- b. result in amended policies that better achieve the operative and proposed objectives;
- c. result in amended rules that better implement the operative and proposed policies;
- d. give effect to relevant higher order documents, in particular the NPS-UD, Schedule 3A (MDRS) and the CRPS;
- e. give regard to the Mahanui Iwi Management Plan;
- f. more appropriately achieve the District Plan objectives and better meet the purpose of the Act than the current Plan provisions.

12.1.2 For the reasons set out in the Section 32AA evaluation included throughout this report, I consider that the proposed objectives and provisions, with the recommended amendments, will be the most appropriate means to achieve the purpose of the Act and give effect to s77G to implement the IPI.

12.1.3 Achieve the purpose of the Resource Management Act 1991 (RMA) where it is necessary to revert to Part 2 and otherwise give effect to higher order planning documents, in respect to the proposed objectives, and

12.1.4 Achieve the relevant objectives of the PDP, in respect to the proposed provisions.

12.1.5 I recommend therefore that:

- a. Submissions on PC14 be accepted or rejected as set out in **Appendix A** to this report; and
- b. PC14 be approved with modification as described within this report.

13 FURTHER EVALUATION UNDER SECTION 32AA

- 13.1.1 A number of changes were made to the objectives and provisions as a result of the submissions. In accordance with s32AA(1), this further evaluation is limited to the changes made since the section 32 report was completed.
- 13.1.2 S32AA requires that all changes to a proposal since the original evaluation must be well justified and supported by sound information that demonstrates the change will be appropriate, efficient and effective. This needs to be transparently documented and published in a report or alternatively referred to in the decision in accordance with s32AA(1)(d) or s32AA(2).

Assessment of changed objectives

- 13.1.3 **Proposed Objective 14.2.5 - High quality residential environments** aims to set the urban form design outcomes of residential zones. Submissions sought to better address the wider housing needs to Ngāi Tahu whānui and reduce the overall quality outcomes. The following evaluates the changed Objectives 14.2.5 as proposed in submissions.

Objective	Summary of evaluation
<p>Objective 14.2.5 – Option 1 (<i>Objective now considered most appropriate</i>) Reference should be made to section 9.7 of this report for further consideration of changes to objectives and policies.</p>	<p>a. The intent of Objective 14.2.5 is to define the intended urban form and urban quality outcomes for residential zones.</p> <p>b. This option provides for the housing needs of the community and Ngāi Tahu whānui.</p> <p>c. Proposed Objective 1 seeks to address the following resource management issues identified earlier, namely:</p> <ul style="list-style-type: none"> i. Objectives, Policies, and matters of discretion (Issue 4) ii. Low Public Transport Accessibility Area (LPTAA) (Issue 6) iii. Wider application of MDRS and related housing controls (Issue 8) <p>Option 1 (Proposed Objective 14.2.5) would (in the context of Part 2 matters):</p> <ul style="list-style-type: none"> d. Provide certainty on the anticipated urban form outcomes; e. Provide for greater housing choice; f. Better provide for the Māori housing needs; g. Further implement strategic directions: objective 3.3.3 – Ngāi Tahu whenua; 3.3.4 – Housing bottom lines and choice; 3.3.7 – Urban growth, form and design. h. Helps to achieve Objectives 1 and 5 of the NPS-UD, and policies 1 and 9. <p>There are not considered to be any disadvantages to this proposed change.</p>

13.1.4 The modification of the objective ensures that the community housing needs are met. Specifically, the objective proposes to reflect that housing need not just reflect the heritage value of Ngāi Tahu, but that the objective should also be that housing needs of Ngāi Tahu whānui should be provided for.

Benefits
Environmental: A more equitable use of the physical environment can be anticipated through proposed modification of this objective.
Economic: Greater provision of housing across the housing spectrum helps to improve housing affordability and lessen overall housing costs (e.g. rental), improving economic wellbeing.
Social: Improved housing accessibility across the community improves social security and wellbeing.
Cultural: Modifications ensure that housing across the community is better provided for, in particular Māori housing needs.

Costs
Environmental: There are not considered to be any environmental costs to this proposed change.
Economic: There are not considered to be any economic costs to this proposed change.
Social: There are not considered to be any social costs to this proposed change.
Cultural: There are not considered to be any cultural costs to this proposed change.

Assessment of changed policies & specific rules

13.1.5 Proposed Policies 14.2.1.3 (Needs of Ngāi Tahu whānui), 14.2.3.9 (Housing Ngāi Tahu whānui), and 14.2.5.8 (Character of residential development in Banks Peninsula) all aim to address the submission by Ngāti Wheke sought to change to better provide for housing for the Rūnanga and to better provide for papakāinga housing. The following evaluates the costs and benefits of the changed policies as proposed in submissions recommended to be accepted within this report. Here, reference is made to sections 8.3, 9.7, 9.8, and 9.10 for further discussion on associate rules.

Benefits	Appropriateness in achieving the objectives/ higher order document directions
Environmental: A more equitable use of the physical environment can be anticipated through proposed modification of this objective.	Efficiency: Changes also ensure that the any future plan change to enable urban pāpakainga housing across the district has a policy setting that recognises the benefits of such housing. Proposed changes are considered to better achieve the outcomes of MDRS Objective 2 and Policies 1, 2, and 5. Helps to achieve Objectives 1 and 5 of the NPS-UD, and policies 1 and 9. Further implements Canterbury Regional Policy Statement Objective 5.2.1 (Location,
Economic: Greater provision of housing across the housing spectrum helps to improve housing affordability and lessen overall housing costs (e.g. rental), improving economic wellbeing.	
Social: Changes to policies better ensure that	

accessibility to community housing and housing for Māori is provided for.	Design and Function of Development), Policy 5.3.1 (Regional growth); Policy 5.3.3 (Management of development); Policy 5.3.4 (Papakāinga housing and marae); Objective 6.2.3 (Sustainability); Policy 6.3.2 (Development form and urban design). Further implements District Plan Strategic Directions : objective 3.3.3 – Ngāi Tahu whenua; 3.3.4 – Housing bottom lines and choice; 3.3.7 – Urban growth, form and design. Further implements Issue P3 and Issue P4 of the Mahaanui Iwi Management Plan . Effectiveness: While not all housing needs for Ngāi Tahu whānui have not been fully enabled, the changes ensure that a consent framework can activity consider the benefits of such housing.
Cultural: Changes to policies better provide for the housing needs of Ngāi Tahu whānui.	
Costs	
Environmental: Costs as a result of these changes are considered to be negligible.	
Economic: Costs as a result of these changes are considered to be negligible.	
Social: Costs as a result of these changes are considered to be negligible to none.	
Cultural: Costs as a result of these changes are considered to be negligible to none.	
Risk of acting/not acting: Not acting may mean that the delivery of housing for the rūnanga is and wider whānui is reduced, placing further pressure on existing housing stock and limiting the ability of the rūnanga to provide for housing that meets their social, cultural, economic, and environmental needs.	
Recommendation: This option is recommended as it is recommended to be incorporated as part of the alternative proposal.	

13.1.6 **Proposed Policies 14.2.1.1 (Housing distribution and density) and 14.2.6.3 (Development within suburban precincts [new])** all aim to address submissions on the QM approach to the LPTAA, specifically regarding the greater incorporation of MDRS controls within the QM extent. This approach also has a corresponding change to MRZ areas-specific rules to provide for some medium density development under specific conditions. Here, reference is made to sections 7.4, 8.3, 9.7, and 9.8 of this report for further discussion on associated rules.

Benefits	Appropriateness in achieving the objectives/ higher order document directions
Environmental: Providing for greater density within existing urban environments means there is a more efficient use of urban land.	Efficiency: This approach is considered better achieve the intended outcomes of Schedule 3A, notably MDRS Objective 2 and Policies 1, and 2. Helps to achieve Objectives 1, 2, 3, 4, 5, 6, and 8 of the NPS-UD , and Policies 1, 2, 6 and 9.
Economic: Changes ensure that greater opportunities to develop housing, assisting to reduce overall housing cost and stimulating the local economy.	

<p>Social: The greater provision of housing improves social security. multiple residential units enabled over single parcels increases the ability for residents to provide for multigenerational housing needs. Improvements in wellbeing with potentially greater housing competition, reducing costs and improving permanent housing tenure.</p>	<p>Further implements Canterbury Regional Policy Statement Objective 5.2.1 (Location, Design and Function of Development), Policy 5.3.1 (Regional growth); Policy 5.3.2 (Development conditions); Policy 5.3.3 (Management of development); Policy 5.3.5 (Servicing development for potable water, and sewage and stormwater disposal); Policy 5.3.8 (Land use and transport integration); Objective 6.2.1 (Recovery framework); Policy 6.3.2 (Development form and urban design); Objective 6.2.3 (Sustainability); Objective 6.2.4 (Integration of transport infrastructure and land use); and Policy 6.3.4 (Transport effectiveness).</p> <p>Further implements the District Plan's Strategic Directions: Objective 3.3.1 – Enable recovery and facilitating the future enhancement of the district; Objective 3.3.3 – Ngāi Tahu whenua; Objective 3.3.4 – Housing bottom lines and choice; Objective 3.3.7 – Urban growth, form and design.</p> <p>Effectiveness: This approach provides an effective means to give effect to s77I of the Act, to respond in a targeted manner that reflects the nature of the qualifying matter.</p>
<p>Cultural: As with changes to give effect to the Ngāti Wheke submission, greater enablement also means that there are greater options to provide for housing needs of Ngāi Tahu whānui.</p>	
<p>Costs</p>	
<p>Environmental: There is potential that this approach provides for a continuation of private vehicle use, increasing air pollution and increasing the emission of greenhouse gases. There is also potential for this approach to provide for isolated housing opportunities, resulting in a lack of integration of the urban form.</p>	
<p>Economic: There is potential that this approach removes development that may otherwise take place within high frequency public transport routes, thereby reducing the economic viability of such routes.</p>	
<p>Social: There is potential for this approach to provide for isolated areas of increased housing</p>	
<p>Cultural: The economic costs as a result of these changes are considered to be negligible.</p>	
<p>Risk of acting/not acting: Not acting will reduce the amount and variety of housing provided within Christchurch. There is a small risk that acting in this way reducing the overall commercial viability of core public transport network, however is balanced against development within walking catchments of other walking catchments.</p>	
<p>Recommendation: This option is recommended as it is considered to best achieve the purpose of the Act.</p>	

13.1.7 **Proposed policy 14.2.6.4 (Development within the Riccarton Bush Interface Area)** aim to respond to submissions seeking greater protection of the identified values of Riccarton Bush and support wider adoption of greater provisions through MRZ. These policies form part of a wider response to the QM through the introduction of associated built form controls within the area-specific rules, with specific reference made to sections 7.2, 8.3, 9.3, and 9.7 of this report.

Benefits	Appropriateness in achieving the objectives/ higher order document directions
<p>Environmental: Protects the identified physical environmental values associated with the Riccarton Bush side. This has the potential to have wider ecological protection of what is considered to be a site of high ecological value.</p>	<p>Efficiency: This approach efficiently integrates provisions within an existing framework, largely adopting select operative controls. This approach also improves the ease in which provisions are applied and understood.</p>
<p>Economic: The economic benefits as a result of these changes are considered to be negligible. There is some lesser demand on local servicing, reducing utility servicing costs on ratepayers.</p>	<p>This approach is considered better achieve the intended outcomes of Schedule 3A, notably MDRS Objective 1 and Policy 2. This helps to achieve Objective 1 and 5 of the NPS-UD, and Policies 1 and 9.</p>
<p>Social: The heritage values of Riccarton Bush and surrounding area are better protected, improving wellbeing and a sense of place.</p>	<p>Further implements Canterbury Regional Policy Statement Policy 5.3.1 (Regional growth); Policy 5.3.3 (Management of development); Objective 6.2.1 (Recovery framework); Objective 6.2.3 (Sustainability);</p>
<p>Cultural: The identified cultural values of the Riccarton Bush site are protected.</p>	<p>Further implements District Plan Strategic Directions: objective 3.3.3 – Ngāi Tahu whenua; 3.3.7 – Urban growth, form and design; 3.3.10 – Natural and cultural environment.</p>
<p>Costs</p>	<p>Further implements Issue IH7 of the Mahaanui Iwi Management Plan.</p>
<p>Environmental: There is a lack of efficient use of urban land.</p>	<p>Effectiveness: The proposed overlay approach, with provisions integrated within the MRZ framework is considered an effective means to address this issue. Non-compliances are further considered as a Discretionary Activity.</p>
<p>Economic: The total quantity of housing within close proximity to a significant commercial centre may reduce wider economic benefits in the area, however is considered negligible due to the total quantity of HRZ enabled around the Centre and the potential influence of airport noise contours.</p>	
<p>Social: There is a small reduction in the overall number of people living in close proximity to a high quality open space area and those living near a significant commercial centre.</p>	
<p>Cultural: There are considered to be little to no cultural costs to this proposal.</p>	
<p>Risk of acting/not acting: There is a risk that not acting leads to the overall degradation (both physically, ecologically, and culturally) of the Riccarton Bush area, which is considered to be standout within an urban context. The risks of acting is that there may be greater housing demand on other residential areas surrounding the centre, though this is considered negligible due to the overall scale of enablement.</p>	
<p>Recommendation: This option is recommended as it is considered the most effective means to achieve the purpose of the Act.</p>	

13.1.8 **Proposed policies 14.2.3.6 (Framework for relevant residential zones) and 14.2.3.7 (Emergency services)** aim to respond to submissions on the clarity of the MDRS framework and how established essential services are provided for. Reference is made to sections 8.3 and 9.7 of this report.

Benefits	Appropriateness in achieving the objectives/ higher order document directions
Environmental: Helps to ensure that the physical and natural environment is better protected. Reduces the chance of adverse effects on neighbouring properties.	Efficiency: This proposal is considered to be an efficient means to address: MDRS Objective 1; NPS-UD Objective 1; Canterbury Regional Policy Statement Objective 5.2.1; District Plan Strategic Direction Objectives 3.3.1, 3.3.14, and 3.3.15.
Economic: Better ensures ongoing operation of businesses or other organisation.	
Social: Social wellbeing is maintained or enhanced through better design mitigation of building design or layout.	
Cultural: There is considered to be little to no cultural benefits.	
Costs	
Environmental: Small potential for reduced occupancy (density) in within some residential areas, being a less efficient use of urban land.	Effectiveness: The recognition of such facilities within the framework for relevant residential zones policies and associated policy is an effective means to ensure this is considered across all relevant residential zones.
Economic: Small potential for lesser yields through reduced density in areas near emergency or non-residential activities.	
Social: There are considered to be little to no social costs to this proposal.	
Cultural: There are considered to be little to no social costs to this proposal.	
Risk of acting/not acting: The risk of not acting may mean there is greater conflict between otherwise incompatible activities within the residential environment.	
Recommendation: This option is recommended as it is considered the most effective means to give effect to the purpose of the Act.	

13.1.9 Proposed policies 14.2.7.3 (Central City Residential Precinct), 14.2.7.4 (Large Local Centre Intensification Precinct [REMOVE]), 14.2.7.5 (High Density Residential Precinct [REMOVE]), 14.2.7.6 (High Density Residential development) aim to respond to submissions on the complexity of the HRZ framework and the degree of enablement provided for. Reference is made to sections 6.4, 8.3, and 9.6 of this report.

Benefits	Appropriateness in achieving the objectives/ higher order document directions
<p>Environmental: Ensures greater use of scarce central city land, promoting more efficient use thereof.</p>	<p>Efficiency: This is considered to be the most efficient means to address: MDRS Objectives 1 and 2, and Policy 5; NPS-UD Objective 1, 2, 3, 8, and Policies 1, 3, and 6; Canterbury Regional Policy Statement Objective 6.2.2, Objective 6.2.3, Objective 6.2.5, Policy 6.3.1, Policy 6.3.2, Policy 6.3.7; District Plan Strategic Direction Objective 3.3.7 and Objective 3.3.9.</p> <p>Effectiveness: Removing redundant HRZ Precincts is considered to improve the overall effectiveness of the framework, focusing on a single policy where the greatest HRZ intensification is provided for.</p>
<p>Economic: Greater intensification in close proximity to the city centre zone helps to capitalise on agglomeration benefits, promotes the economic viability of the centre, and stimulates the recovery of central Christchurch. A greater population base within the central city helps to support existing and prospective businesses within this area.</p>	
<p>Social: Greater density helps to foster social connection and has the potential to reduce loneliness. Greater density also helps to promote reduced housing costs, improving social wellbeing. There is potential for increased mental and physical benefits, being in close proximity to a variety of open spaces, including Hagley Park.</p>	
<p>Cultural: There are considered to be little to no cultural benefits.</p>	
Costs	
<p>Environmental: There is potential for a greater impact on infrastructure within the central city.</p>	
<p>Economic: There is some potential that this approach reduces the development uptake within the city centre zone.</p>	
<p>Social: There is potential for greater building dominance, potentially having an adverse impact on social wellbeing.</p>	
<p>Cultural: There are seen to be little to no cultural costs.</p>	
<p>Risk of acting/not acting: The success of the of wider benefits is contingent on an equitable distribution of uptake within the area. There is some potential that increasing intensification within this area reduces the propensity to invest in the city centre through mixed-use development. Conversely, not acting in this way may mean that opportunities for higher density development are not take up, reducing the potential for agglomeration and economic benefits to the central city.</p>	
<p>Recommendation: This option is recommended as it is considered to give effect to the purpose of the Act.</p>	

Assessment of broad changes to rules

13.1.10 The following rules have been altered to a minor degree to improve the way in which MDRS is applied throughout MRZ and HRZ sub-chapters:

Standard	MRZ Rule	HRZ Rule
Building coverage	14.5.2.4	14.6.2.12
Minimum building setbacks	14.5.2.7	14.6.2.3
Outlook space	14.5.2.8	14.6.2.4
Windows to street	14.5.2.10	14.6.2.8

13.1.11 These rules have are required to be introduced as part of giving effect to MDRS (amongst others in Schedule 3A of the Act). Minor changes were proposed, as notified, to make rules more lenient or improve overall clarity. A number of submissions have sought to further improve their clarity, application, and leniency. This assesses the overall costs of applying the recommendations, as notified. Reference is made to **section 8.3 and Issues 1, 2, and 3 in this report** for further evaluation of recommendations and relief sought by submitters.

Benefits
<p>Environmental: Greater leniency for exemptions for building coverage and setbacks ensures better building performance and enhanced sun protection as a permitted activity. Windows to street exemptions act in a way that incentivises greater street connection and passive surveillance, improving the physical environment. Less glazing may also improve overall building thermal performance, depending on relative orientation. Greater exemptions throughout rules improves design flexibility with potential to positively influence site layout and design.</p>
<p>Economic: Reducing consenting requirement reduces overall development costs. Greater exemptions throughout rules improves design flexibility with potential to increase development yield.</p>
<p>Social: Adoption of exemptions for windows to street lead to greater passive surveillance over the street, improving overall social safety outcomes.</p>
<p>Cultural: There are considered to be little to no cultural benefits.</p>

Costs
<p>Environmental: Greater exemptions for windows to street mean that there could also be less passive heating potential, depending on relative orientation.</p>
<p>Economic: There are considered to be little to no economic costs.</p>
<p>Social: There is a small potential that greater leniency for setbacks and building coverage may lead to a greater building bulk, reducing overall amenity.</p>

Cultural:
There are considered to be little to no economic costs.

13.1.12 The efficiency and effectiveness of the proposed changes:

Consistency with the policies and appropriateness in achieving the objectives
<p>Efficiency: This proposed approach is considered to be a more efficient means of delivering MDRS outcomes described in MDRS Objective 1 and 2, and Policy 3. These are seen to be the only higher order documents applicable as they relate to the further modification of MDRS density standards.</p>
<p>Effectiveness: Incorporating these exemptions within the rules is considered to be the most effective means of ensuring that MDRS provisions maintain flexibility and help to achieve improved outcomes when compared to density standards as per Schedule 3A.</p>
<p>Risk of acting/not acting: There is a risk when not acting that retaining the controls as notified would lead to unnecessary consenting, reducing the overall delivery of housing and propensity to develop.</p>

13.1.13 The following rules have been altered to a minor degree to improve the way in which **related provisions** are applied throughout MRZ and HRZ sub-chapters:

Standard	MRZ Rule	HRZ Rule
Fencing	14.5.2.9	14.6.2.6
Ground floor habitable rooms	14.5.2.12	14.6.2.9
Service, storage, and waste management	14.2.13	14.6.2.11
Garage and carport building location	14.5.2.15	14.6.2.14
Location of outdoor mechanical ventilation	14.5.2.17	14.6.2.15
[new] Building length	14.5.2.19	14.6.2.19
Building separation	N/A	14.6.2.5

13.1.14 These rules were proposed, as notified, to be introduced as ‘related provisions’ under section 80E of the Act as a consequence of applying MDRS across MRZ and HRZ. Submissions have been made to improve their clarity or degree of leniency. The building length rule has also been recommended to be introduced as part of the alternative proposal. Reference is made to **section 8.3 and Issues 2 and 4 of this report** for further consideration of proposed recommendations.

Benefits

<p>Environmental: The placement of car parking areas behind the façade of units improves the overall appeal of the physical environment at street boundary. Greater flexibility also improves development design flexibility, which may increase overall yield and improves the efficiency of land use.</p>
<p>Economic: Rules are simpler to apply and more understandable, creating more lenient controls improves the ease of consenting. Greater flexibility also improves development design flexibility, which may increase overall yield. This is particularly so for changes to mechanical ventilation unit location. Improved sunlight access has a positive benefit on the value of newly created housing, improving the ease of sale and potentially increasing the overall propensity to develop.</p>
<p>Social: Increased fencing height along the front boundary improves the sense of privacy for potential outdoor living spaces close to the round boundary. The road boundary interface is also enhanced by limiting buildings to only being largely residential, as car parking is behind the façade, improving passive surveillance and street interaction. Improved sunlight access improves overall wellbeing.</p>
<p>Cultural: There are considered to be little to no economic benefits, however greater control on building length and building separation with help to provide for greater sunlight access.</p>

Costs
<p>Environmental: There is a small increase in fencing height along the boundary that could negatively impact on dominance. The greater placement of mechanical ventilation units along the front boundary may also further detract from the pleasantness of the street environment for pedestrians, though screening will help to mitigate this.</p>
<p>Economic: Requiring the placement of car parking spaces behind the façade and may limit design flexibility, depending on site dimension and whether parking is chosen to be provided. Development costs may also increase through greater controls on building form.</p>
<p>Social: With greater fencing height there is a small potential for reduced CPTED effects along the road boundary.</p>
<p>Cultural: There are considered to be little to no economic costs.</p>

13.1.15 Consideration of efficiency and effectiveness:

Consistency with the policies and appropriateness in achieving the objectives
<p>Efficiency: This proposed approach is considered to improve the efficiency of delivering on MDRS Objective 1, and Policy 3 and 4. The approach also helps to deliver Objectives 1 and 8 of the NPS-UD, and Policy 1 and 6.</p>
<p>Effectiveness: This option is considered to be an effective means to deliver the intended outcomes of MDRS and the NPS-UD by increasing the overall quality and functionality of residential areas, thereby increasing the rate of transition to a more intensified urban form.</p>
<p>Risk of acting/not acting: There is a risk when not acting that retaining the controls as notified would lead to unnecessary consenting, reducing the overall delivery of housing and propensity to develop.</p>

13.1.16 **Rule 14.6.2.1 – Building height [HRZ]** introduced to a permitted building height of 14m within the high density zone, with supporting rules escalating this to a restricted discretionary activity beyond this level in order to achieve consistency with Policy 3 of the NPS-UD. Submissions have sought to permit building heights to the full extent seen to be required to give full effect to Policy 3 of the NPS-UD, permitting six storey or greater as a permitted activity. The following evaluates the costs and benefits of the rule changes proposed, which would enabled building heights of 22m across the zone and 39m within the Central City Residential Precinct.

Benefits
<p>Environmental: Ensures greater use urban city land, promoting more efficient use thereof.</p>
<p>Economic: The framework is more targeted, reducing overall compliance costs. Greater intensification in close proximity to the city centre zone and other commercial centres helps to capitalise on agglomeration benefits. Within the central city, this also promotes the economic viability of the centre, and stimulates the recovery of central Christchurch. A greater population base within the central city helps to support existing and prospective businesses within this area.</p>
<p>Social: Greater density helps to foster social connection and has the potential to reduce loneliness. Greater density also helps to promote reduced housing costs, improving social wellbeing. There is potential for increased mental and physical benefits within the central city, being in close proximity to a variety of open spaces, including Hagley Park.</p>
<p>Cultural: There are considered to be little to no cultural benefits.</p>

Costs
<p>Environmental: There is potential for a greater impact on infrastructure.</p>
<p>Economic: There is some potential that this approach reduces the development uptake within the city centre zone.</p>
<p>Social: There is potential for greater building dominance, potentially having an adverse impact on social wellbeing.</p>
<p>Cultural: There are seen to be little to no cultural costs.</p>

13.1.17 The efficiency and effectiveness of the proposed amendments:

Consistency with the policies and appropriateness in achieving the objectives
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<p>Efficiency: This is considered to be the most efficient means to address: MDRS Objectives 1 and 2, and Policy 5; NPS-UD Objective 1, 2, 3, 8, and Policies 1, 3, and 6; Canterbury Regional Policy Statement Objective 6.2.2, Objective 6.2.3, Objective 6.2.5, Policy 6.3.1, Policy 6.3.2, Policy 6.3.7; District Plan Strategic Direction Objective 3.3.7 and Objective 3.3.9.</p>
<p>Effectiveness: Simply increasing permitted heights is an effective means to incentivise greater intensification.</p>
<p>Risk of acting/not acting: Not acting is likely to mean there is an increase compliance cost and a lesser propensity to further intensify. The success of the of wider benefits is contingent on an equitable distribution of uptake within the central city. There is some potential that increasing intensification within this area reduces the propensity to invest in the city centre through mixed-use development. Conversely, not acting in this way may mean that opportunities for higher density development are not take up, reducing the potential for agglomeration and economic benefits to the central city.</p>

The following details minor changes to residential objectives and policies.

Changes to PC14 proposed amendments	Effects and evaluation of changes
<p>Objective 14.2.2 – Short term residential recovery needs Minor changes have been made to reflect the removal of the Community Housing Redevelopment Mechanism (CHRM), as notified.</p> <p>Policy 14.2.2.3 – Redevelopment and recovery of community housing environments It is proposed that this policy is removed as a consequence of the removal of the Community Housing Redevelopment Mechanism (CHRM), as notified.</p>	<p>These changes are considered to be inconsequential and reflect changes to remove a sub-chapter in the Residential Chapter. It improves clarity by removing parts of the framework that no longer apply. No significant effect in terms of s32 evaluation.</p>

Conclusions

13.1.18 Comparison of the costs and benefits as well as the efficiency and effectiveness of the changed provisions as notified indicates that the changed provisions are the most appropriate way to achieve the objectives of the plan change and the relevant Strategic Objectives of the Plan objectives and the directions of MDRS and the NPS-UD.

Appendix A – Table of Submissions with Recommendations and Reasons

Appendix A - Response to Submissions – Residential Chapter (s42A of Ike Kleybos)

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14.1 – INTRODUCTION

No.	Name	Organisation	On Behalf Of	Category	Point No.	Support Oppose	Decision Sought Only	Accept / Reject
377	Jo Horrocks for Toka Tu Ake EQC	Toka Tū Ake EQC		Residential > Introduction	377.11	Support	Retain 14.1 as notified.	Acknowledge
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities		Residential > Introduction	834.136	Seek Amendment	14.1(e) Introduction to residential policies. Retain statement. Amend reference at the end of the statement to “...subclause g f”	Reject
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities		Residential > Introduction	834.79	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ	Reject
853	Jo Appleyard for Lyttelton Port Company Limited	Lyttelton Port Company Limited		Residential > Introduction	853.5	Support	Retain as notified.	Acknowledge

No.	Name	Organisation	On Behalf Of	Category	Point No.	Support Oppose	Decision Sought Only	Accept / Reject
878	Rebecca Eng for Transpower New Zealand Limited	Transpower New Zealand Limited		Residential > Introduction	878.11	Seek Amendment	Amend 14.1 Introduction as follows: " ...In this chapter the reduction in intensification, including the avoidance of intensification in some cases, due to qualifying matters has been implemented in two ways: by having the Medium Density Residential or High Density Residential zones , but enabling lesser, or no further, intensification than the Medium Density Residential Standards require in the areas or sites in those zones where a qualifying matter applies;..."	Reject

14.2 – OBJECTIVES AND POLICIES

GENERAL:

Theme & Points raised	Submission points	Response
Additional urban design matters <ul style="list-style-type: none"> Both submissions seek additional measures within objectives and policies to have greater recognition of social effects, specifically in regard to housing being physically accessible to all people and designed in a way that fosters social cohesion and a sense of community belonging. 	145.21, 627.3	Additional urban design matters : Accept in part Provisions included in residential proposals seek to ensure that better social engagement and safety is considered alongside greater density (e.g. windows to street exemptions, habitable rooms, communal outdoor living, fencing). I recommend this is further considered

		alongside any recommended changes to objectives and policies.
Qualifying matter framework <ul style="list-style-type: none"> The submitter wishes for all QM areas to have MRZ applied, for the LPTAA to be removed, and for the consequential changes to be made to objectives and policies. 	834.80	Qualifying matter framework: Accept in part The recommendation is for MRZ to be applied to LPTAA area, with two Precincts managing density.

14.2.1 – Housing supply & associated policies & associated policies:

Theme & Points raised	Submission points	Response
Accept as notified <ul style="list-style-type: none"> 22 of 29 submission points on this objective and associated policies were in support of changes as notified. 	237.13, 259.7, 689.19, 814.126, 823.98, 834.137, 689.21, 689.22, 625.8, 689.20, 805.35, 814.128, 823.99, 834.139, 237.14, 689.23, 695.25, 814.130, 823.101, 814.129, 823.100, 834.140, 811.15, 811.21	Acknowledge
Reflect spatial distribution of MRZ and HRZ <ul style="list-style-type: none"> All 3 submission points related to Policy 14.2.1.1. Submitters requested that the spatial distribution of both MRZ and HRZ is reflected in the policy, whilst acknowledging that the influence of QMs. 	184.1, 834.138, 877.21	Accept
Māori housing <ul style="list-style-type: none"> The submitter (Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga) requests that 14.2.1.1.vii better recognises and enables the housing needs of Ngāi Tahu whānui to be met in Banks Peninsula. 	695.23, 695.24	Māori housing: Accept in-part Policies 14.2.1.3, 14.2.5.7, 14.2.5.8, and Objective 14.2.5 address housing need and the cultural values of Ngāi Tahu. However, these are limited in their applicability to the rūnanga and more broadly to Ngāi Tahu whānui providing housing.

Theme & Points raised	Submission points	Response
		I recommend that Policy 14.2.1.3 is updated to also include 'relevant residential zones' to increase the clarity in which the policy should be applied.
Out of scope <ul style="list-style-type: none"> The submitter (Red Spur Ltd) makes specific requests for land proposed to be Residential Large Lot Zoned is included in policies that relate to the Residential Hills zone and removed from the zone. 	881.10, 881.9	Out of scope This is not a relevant residential zone. Changes have only been made to better reflect National Planning Standards and I consider all other changes to be out of scope.
Policy for retirement villages <ul style="list-style-type: none"> The submitter (RVA) requests a new policy to reflect the change to residential areas over time, in line with Policy 6 of the NPS-UD. The submitter also requests that table 14.2.1.1a is updated to specifically reference retirement villages. RVA also requests that 14.2.1.8 (Provision of housing for an aging population) is updated to reflect Plan Change 5 and MDRS and/or NPS-UD, by inserting d. <u>Recognise that housing for the older person provide for shared spaces, services and facilities and enable affordability and the efficient provision of assisted living and care services.</u> 	811.46, 811.22	New Policy for retirement villages: Reject Changing amenity is a given, and council has sought to articulate what the planned urban character is with the introduction of MRZ and HRZ zones. The policy is unnecessary. I do not consider it is necessary to have provisions specifically addressing retirement villages. This would not align with the convention of objectives and policies to date and should be seen as the wider solution to the increase supply some housing types. Policy 14.2.18 - Accept

14.2.2 – Short term residential recovery needs & associated policies:

Theme	Submission points	Response
Accept, as notified	695.26	Acknowledge
Qualifying matter framework <ul style="list-style-type: none"> The submitter (Kāinga Ora – Homes and Communities) rejects QMs for LPTAA, Tsunami Hazard, and Airport Noise Contour, and requests for references in the 	834.141, 834.142, 834.144	Reject The LPTAA is recommended to remain. Reference should be made to evidence by Ms Oliver for further

objective to be removed. Consequently, there would be no need for the EDM or CHRM.		consideration of Tsunami Hazard and Airport Noise Contour.
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14.2.3 – MDRS Objective 2 & associated policies

Theme	Submission points	Response
<p>Accept, as notified:</p> <ul style="list-style-type: none"> 23 of 32 submission points on the objective and associated policies are in support, with some suggesting minor wording or structural changes. 	<p>259.8, 689.24, 834.143, 878.12, 689.30, 814.131, 823.102, 237.15, 689.31, 780.10, 823.103, 689.32, 842.23, 689.25, 689.26, 852.7, 853.6, 854.11, 878.14, 689.28, 689.29, 689.27, 878.15, 811.24, 811.30, 811.25, 811.26, 811.28, 811.29, 811.27</p>	<p>Acknowledge</p>
<p>Alignment with NPS-UD:</p> <ul style="list-style-type: none"> Most of these submitters wanted to either amend or replace Policy 14.2.3.6 and 14.2.6.7 in order to better align with the intended outcomes of Policy 3 of the NPS-UD. This was to specifically state HRZ building heights within the policy and where the zone would be applied. Submitter #834 (Kāinga Ora – Homes and Communities) also proposed a re-classification to Metropolitan Centre and requested consequential changes to be reflected here. Submitter #212 ('The Fuel Companies') also requested that reverse sensitivity be addressed within the policy to ensure lawfully established activities would not be impeded by occupation within high density housing, which can be more exposed to noise effects. 	<p>556.3, 834.145, 556.4, 834.146, 212.7, 811.31</p>	<p>Alignment with NPS-UD: Accept in part</p> <p>The purpose of Policy 14.2.3.6 is to compliment the MDRS objectives and policies and to better acknowledge that MDRS also applies within residential Policy 3 areas. Mr Lightbody has rejected the request for metropolitan centres. I therefore recommend that the wording requested with #556.3 is adopted in-part, removing the HRZ locations and simply stating height.</p> <p>Similarly, I support submitters request to make changes to Policy 14.2.3.7 to improve clarity and specificity, such as #556.4. The purpose of the policy is to detail what should be considered for greater densities when faced with a restricted discretionary threshold. The policy still gives effect to Policy 3 and further details Policy 1 outcomes. I recommend that submissions seeking to</p>

Theme	Submission points	Response
		<p>drastically simplify or entirely remove this policy are rejected.</p> <p>I support the greater consideration of reverse sensitivity effects within MRZ and HRZ areas. I recommend reverse sensitivity is best captured within 14.2.3.6 and is captured in 14.2.3.7.</p>
<p>Variety of housing types – MDRS Policy 1</p> <ul style="list-style-type: none"> The submitter (Te Mana Ora/Community and Public Health) requests that Council consider how the MDRS policy is achieved to ensure there is a diversity of housing types to create housing choice. The submitter is specifically interested in the health of occupants, namely through air quality. 	145.19, 145.20	<p>Variety of housing types – MDRS Policy 1: Accept in part</p> <p>I consider that proposed objectives and policies, including zoning response, suitably detail zone outcomes (noting that MDRS objectives and policies are mandated). However, lower density outcomes for the LPTAA should be further detailed in objectives and policies, in line with the recommendation to apply MRZ over these areas and Precincts to manage outcomes.</p> <ul style="list-style-type: none"> New policies needed for LPTAA Precincts
<p>Modify MDRS Policy 1</p> <ul style="list-style-type: none"> The submitter (Transpower New Zealand Limited) requests that MDRS Policy 1 is modified to reflect inappropriate development within QM areas. 	878.13	<p>Modify MDRS Policy 1: Reject</p> <ul style="list-style-type: none"> It is not possible to modify MDRS policies contained in Schedule 3A. QMs are addressed in MDRS Policy 2.
<p>Inconsistent with NPS-UD</p> <ul style="list-style-type: none"> The submitter (Carter Group Limited) requests the deletion of Policy 14.2.3.7 because they believe it is inconsistent with the NPS-UD and EHA. 	814.132	<p>Inconsistent with NPS-UD: Reject</p> <ul style="list-style-type: none"> Policy 14.2.3.7 is intended to capture developments that exceed the building form directed by the NPS-UD and MDRS. It reflects the RDA ceiling set under both regulations.
<p>New Policy:</p>	811.47	<p>Reject:</p>

Theme	Submission points	Response
<ul style="list-style-type: none"> The submitter requests a new policy to ensure that density standards are used as a baseline for effects assessment. 		The proposed policy incorporates an approach through consenting. Council has adopted the RDA framework, which is highly enabling. The policy is unnecessary.

14.2.4 – Strategic infrastructure & associated policies:

Theme	Submission points	Response
The submitter (Christchurch International Airport Limited (CIAL)) supports Objective 14.2.4 and related policy 14.2.4.1.	852.8, 852.9	Acknowledge

14.2.5 – High quality residential environments & associated policies

Theme	Submission points	Response
Support, as notified: <ul style="list-style-type: none"> 26 of the 52 submission points on the objective and associated policies are support proposals as notified. 	145.8, 689.33, 814.133, 823.104, 237.19, 689.37, 780.15, 834.152, 689.38, 814.139, 823.110, 237.17, 689.35, 780.12, 814.135, 823.106, 852.10, 184.2, 212.8, 237.16, 689.34, 780.11, 780.14, 237.18, 689.36, 780.13	Acknowledge
Urban design control: <ul style="list-style-type: none"> Submitters expressed a diversity of views on Policy 14.2.5.3, centring on the difference between “good” and “high” qualify outcomes and the protection of status quo amenity. Those supporting greater control and protection (#145, #184, #862, #692, #693) seek that there is better 	834.147, 862.4, 692.4, 693.4, 834.149, 877.22, 145.22, 145.24, 184.3, 834.150, 877.23, 811.32	Urban design control: Reject in-part The policy is designed to capture scale developments and aligns with the residential design principles captured in matters of discretion (14.15.1). I consider that the policy is suitable in light of the permissive threshold set in recommended provisions and in

Theme	Submission points	Response
<p>reflection of accessible housing & site design, or better protection of surrounding open space areas or status quo amenity being protected.</p> <ul style="list-style-type: none"> • Those submitters seeking “good” urban design outcomes (#834, #877) were otherwise supportive of the policy, but considered that “high” was unattainable and overly restrictive. • RVA (#811) seeks that the objective better addresses the NPS-UD by removing ‘sustainable’ and ‘well designed to reflect’ and better align the objective with MDRS objective wording. 		<p>respect of the residential outcomes detailed in the Plan’s strategic directions and the Canterbury Regional Policy Statement.</p>
<p>Reverse sensitivity:</p> <ul style="list-style-type: none"> • The Fuel Companies (#212) seek that reverse sensitivity are better captured within the policy direction to protect lawfully established activities within or adjoining residential areas. 	212.9	<p>Reverse sensitivity: Accept</p> <p>I acknowledge and accept the submission.</p>
<p>Māori housing:</p> <ul style="list-style-type: none"> • The submitter (Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga) requests that Policy 14.2.5.8 is modified to provide an additional clause which enables Ngāi Tahu whānui to provide for their housing needs in residential areas. 	695.27	<p>Māori housing: Accept in-part</p> <p>As previous, Policies 14.2.1.3, 14.2.5.7, 14.2.5.8, and Objective 14.2.5 address housing need and the cultural values of Ngāi Tahu. However, these are limited in their applicability to the rūnanga and more broadly to Ngāi Tahu whānui providing housing. However, further consideration of policies by Council is limited as the majority (all outside of the Lyttelton Township) is beyond the scope of PC14.</p> <p>I therefore recommend that Objective 14.2.5 is updated to also extend the scope of consideration beyond just ‘Ngāi Tahu heritage of Ōtautahi’ by adding ‘and housing needs’.</p>

Theme	Submission points	Response
		<p>Furthermore, to specifically address the local concern by Ngāti Wheke, I recommend that Policy 14.2.5.8 is also amended to include 'relevant residential zone' to acknowledge the wider needs of Māori housing.</p> <p>Lastly, as a consequence of the above, I recommend that a new policy is inserted beneath Objective 14.2.3 that recognises the housing needs of Ngāi Tahu whānui across relevant residential zones. This approach is supported through Policies 1 and 9 of the NPS-UD and reinforces the approach within PC14 to consider Papakāinga/Kāinga within matters of discretion in the residential zone.</p>
<p>Inconsistent with the NPS-UD & redundant:</p> <ul style="list-style-type: none"> • Submitters considered that policies 14.2.5.5 (Assessment of wind effects), 14.2.5.1 (Neighbourhood character, amenity and safety), 14.2.5.4 (On-site waste and recycling storage), 14.2.5.3 (Quality large scale developments) were inconsistent with the NPS-UD and should be removed. • Submitter #834 (Kāinga Ora – Homes and Communities) seeks that 14.2.5.1 (Neighbourhood character, amenity and safety), 14.2.5.4 (On-site waste and recycling storage) are simplified, with 14.2.5.1 seen to be addressed by MDRS policies and 14.2.5.4 overly-detailed and unnecessary. Both are requested to be removed. • RVA (#811) requests that retirement villages are excluded from 14.2.5.1 and 14.2.5.3 or amended to be more consistent with MDRS and/or the NPS-UD. 	<p>814.138, 823.109, 814.134, 823.105, 814.137, 823.108, 814.136, 823.107, 834.148, 834.151, 811.36, 811.34, 811.33, 811.35</p>	<p>Inconsistent with the NPS-UD & redundant: Reject in part</p> <p>I consider that each of these have merit when viewed alongside the NPS-UD:</p> <ul style="list-style-type: none"> • 14.2.5.5 – does not seek to restrict Policy 3 outcomes and is supported by Objective 1 and Policy 1. • 14.2.5.4 – This policy is needed to support other low-density areas, such as areas within the ANC or LPTAA. I support changes to better clarify this distinction. • 14.2.5.4 – This policy does not restrict Policy 3 development, is supported by Objective 1 and Policy 1 of the NPS-UD, and is supported by MDRS Policy 4 (residential day-to-day needs). • 14.2.5.2 – I consider the changes requested by RVA (#811) as immaterial and have a lesser

Theme	Submission points	Response
		<p>potential impact than what RVA states, however to ensure consistency, I accept that 'reflects' should change to 'responds' to align with Objective 2. I also note that the policy is limited to medium density development and should also extent to include high density development. I reject the changes to 14.2.5.2(a)(vi) as this would be an inaccurate reflection of built form standards. Changes should also be made to reflect high density development here.</p> <ul style="list-style-type: none"> • 14.2.5.3 - I reject the request by RVA to specifically exclude retirement villages from the policy as they assist in providing for a range in housing types and should be considered alongside other housing types accordingly. • 14.2.5.1 - I reject the request by RVA to specifically exclude retirement villages from the policy as they assist in providing for a range in housing types and should be considered alongside other housing types accordingly.
<p>Specify wind assessment:</p> <ul style="list-style-type: none"> • Submitter #556 (Winton Land Limited) seeks that greater than six storeys is specified as the target for 14.2.5.5 (Assessment of wind effects), replacing the 'tall buildings' reference. 	556.5	<p>Specify wind assessment: Accept in-part</p> <p>While I agree that greater detail in the policy is beneficial, with recommendations to increase permitted height to 22m, technically, greater than six storeys is possible. I recommend that the policy states <u>"...adverse wind effects of residential buildings exceeding 22m in height to ensure..."</u>.</p>

14.2.6 – Medium density residential zone & associated policy

Theme	Submission points	Response
<p>Support, as notified:</p> <ul style="list-style-type: none"> 10 of the 16 submission points on the objective and associated policies are support proposals as notified. 	<p>187.1, 189.1, 689.39, 814.140, 823.111, 689.41, 814.141, 823.112, 237.20, 689.40, 811.38</p>	<p>Accept</p>
<p>Modifications:</p> <ul style="list-style-type: none"> Transpower New Zealand Limited (#878) seeks to modify MDRS Policy 1 to better address qualifying matters. Te Tāhuhu o te Mātaranga (Ministry of Education) (#806) seek to modify the MRZ objective to better recognise the sufficiency of educational facilities to support residential development. Kāinga Ora – Homes and Communities (#834) seeks to remove the MRZ objective, stating that this is addressed by the MDRS objectives and policies. The submitter also seeks to remove the associated policy for Local Centre Intensification Precinct as a consequence of their related request to remove the Precinct and replace this with HRZ. Fire and Emergency (#842) seek an additional policy to permit the development and ongoing operation of emergency service facilities. RVA (#811) requests that the objective is updated to remove reference to MDRS density, as it is seen to cause confusion. 	<p>878.16, 806.17, 834.153, 834.155, 834.154, 842.24</p>	<p>Modifications:</p> <p>Reject – out of scope: I recommend that the request by #878 is rejected as I consider modification of MDRS objectives and policies out of scope.</p> <p>Accept I recommend that the request by #806.17 is accepted as this responds to the sufficiency requirements ‘additional infrastructure’ under the NPS-UD.</p> <p>Reject I recommend that the requests by #834 are rejected because MDRS objectives and policies apply across all relevant residential zones, therefore greater specificity for MRZ is required. Such an approach is also directed by National Planning Standards zone framework. The further request to remove and replace the MRZ Precinct is rejected.</p> <p>Accept I recommend that the request by #842.24 is accepted, however is addressed in 14.2.3.6 and 14.2.3.7, as per the request by The Fuel Companies.</p> <p>Reject While I understand the position of RVA, I consider that it is important to state the density effect of MDRS</p>

		alongside the building height matters, which are different.
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14.2.7 – High density residential zone & associated policies

Theme	Submission points	Response
<p>Support, as notified:</p> <ul style="list-style-type: none"> 24 of the 40 submission points on the objective and associated policies are support proposals as notified. 	<p>187.2, 189.2, 237.21, 689.42, 814.142, 823.113, 834.157, 556.6, 689.45, 814.145, 823.116, 237.23, 689.44, 814.144, 823.115, 689.48, 814.148, 823.119, 689.47, 689.46, 237.22, 689.43, 814.143, 823.114</p>	<p>Acknowledge</p>
<p>Specific modifications:</p> <p>HRZ development policy (12.2.7.6):</p> <ul style="list-style-type: none"> Submitter #237 (Marjorie Manthei) requests the removal of two storey requirement and enhancing street wall as it was too restrictive and did not provide for housing choice. Submitter #834 (Kāinga Ora – Homes and Communities) requests that the whole policy was removed as the direction for two storeys was too restrictive and impractical. Submitter #811 (RVA) requests that the policy is removed as it is inconsistent with the NPS-UD. <p>Precincts and structure:</p>	<p>237.31, 556.7, 834.156, 834.159, 834.158, 834.160, 878.17, 842.27, 811.44, 811.43, 811.42, 811.40</p>	<p>HRZ development policy (12.2.7.6) –Accept in-part:</p> <ul style="list-style-type: none"> I consider that the policy direction is appropriate, however could be refined to be less restrictive and consider the appropriateness of single level dwellings. But I reject there is a need to remove the policy. <p>Precincts and structure – Accept in-part:</p> <ul style="list-style-type: none"> As discussed in section 6.4 of this report, I recommend that all HRZ precincts are removed and a single HRZ Precinct is created to capture the greater (12-storey) intensification enabled around CCZ. I do not support the structural changes requested by #834, since policies are intended to apply to HRZ, only.

Theme	Submission points	Response
<ul style="list-style-type: none"> • Submitter #556 (Winton Land Limited) requests that the building typology reference is removed from Policy 14.2.7.5 and simply states ‘residential buildings’ to ease application. • Submitter #834 (Kāinga Ora – Homes and Communities) requests that objective 12.2.7 and associated policies are relocated to be after the suite of MRZ policies i.e. after Policy 14.2.3.5. This approach is supported by RVA (#811). • The submitter also requests that policies related to HRZ precincts are removed as it added unnecessary complication. • RVA (#811) seek that Policy 14.2.7.1 is updated to reflect the NPS-UD. <p>Qualifying matters & reverse sensitivity:</p> <ul style="list-style-type: none"> • Submitter #878 (Transpower New Zealand Limited) seeks that the application of qualifying matters is addressed in the HRZ objective (14.2.7.1). • Submitter #842 (Fire and Emergency) request that a new policy is inserted to consider potential reverse sensitivity effects within HRZ. 		<ul style="list-style-type: none"> • Reject #811 – I consider that the Policy reflects the NPS-UD. <p>Qualifying matters & reverse sensitivity - Reject:</p> <ul style="list-style-type: none"> • I recommend that these submissions are rejected as they would both be addressed elsewhere in objectives and policies: qualifying matters are addressed in MDRS Policy 2 (14.2.6.2); reverse sensitivity would be addressed across all residential zones, giving effect to the submission by The Fuel Companies (#212) and Fire and Emergency (#842).
<p>Inconsistent with NPS-UD:</p> <ul style="list-style-type: none"> • Submitters #814 and #823 seek that wording in 14.2.7.5 is simplified as it is seen as inconsistent with the NPS-UD. • RVA seek that that that objective an Policy 14.2.7.2 is modified to reflect the NPS-UD. 	814.147, 823.118, 814.146, 823.117, 811.39, 811.41	<p>Inconsistent with NPS-UD: Accept in-part</p> <p>As previous, recommendations have been made to remove the precinct in its entirety. Consequently, the policy would be removed.</p> <p>Reject: 811.39, 811.41</p> <p>The objective and Policy has been created to give effect to the NPS-UD and it’s direction to enable high</p>

Theme	Submission points	Response
		density. It is considered appropriate in light of the NPS.
Spatial application & walking catchment <ul style="list-style-type: none"> Submitters #692 and #693 have stated that the zoning response is inconsistent with objective 14.2.7 and policy 14.2.7.2. Submitter #237 requests that “surrounding area” is clarified in 14.2.7.3 and does not include the area north of Salisbury Street. 	692.7, 693.7, 237.33, 692.8, 693.8, 805.37, 851.9, 605.6	Spatial application & walking catchment: Reject: Reference is made to mapping request responses. The area subject to the request by #692 and #693 has proposed to be intensified in accordance with Policy 3, as the (wider) area is subject to walking catchments from the city centre, Merivale LCZ, and Papanui TCZ, and has been further intensified in accordance with Policy 1 criteria. Reject in-part: While I agree that greater clarity for 14.2.7.3 is needed, the Precinct would terminate along SPH, SPS, and CCMUZ areas north of Salisbury Street.

14.2.9 – Non-residential activities & associated policies

Theme	Submission points	Response
Submitters seek greater restrictions on, or modification of policies on, non-residential activities across residential zones. Some also simply seek that existing policies are retained, which is acknowledged.	237.26, 237.27, 237.32, 834.165, 237.29, 237.28, 237.24, 237.25	Out of scope – reject I recommend that all submission by #237 (Marjorie Manthei) and #834 (Kāinga Ora – Homes and Communities) on this section are rejected as non-residential activities are beyond the scope of this plan change.

14.2.11 – Visitor accommodation in Residential Zones & associated policies

Theme	Submission points	Response
<p>Policy 14.2.11.1 – Visitor Accommodation in Residential Units:</p> <ul style="list-style-type: none"> • Submitter #237 (Marjorie Manthei) raises concern that such activities would be used for commercial purposes and requests that the policy made more explicit as to the wider neighbourhood (amenity) effects. 	237.30	<p>Part of this zone is within scope of the plan change, being located within a Policy 3 catchment. At greater density, there is greater potential for conflict to arise. This density is unlikely to be reflected in the policy or Plan Change 5B, however the scope of the plan change means that this policy is likely to be out of scope as it considered visitor accommodation within residential units, rather than the zone that is considered to be within scope of the plan change.</p> <p>Policies 14.2.11.2 and 14.2.11.3 I consider within scope of PC14. Greater consideration of whether enabled intensification is adequately captured within these policies is possible.</p> <p>For the above reasons, I recommend that submission 237.30 is rejected.</p>

14.4 – RESIDENTIAL SUBURBAN ZONE AND RESIDENTIAL SUBURBAN DENSITY TRANSITION ZONE

138 submission points

Theme	Points	Submitter(s)	Response
Considered elsewhere	<p><i>These submission points are beyond the scope of this evidence and are considered elsewhere.</i></p> <ul style="list-style-type: none"> • Riccarton Bush Interface – See Issue 7 in this report • Port Influences overlay – Ms Oliver 	876.8, 834.171, 834.93, 189.8, 225.4, 44.2, 44.5, 859.9, 834.58, 852.11, 852.12, 121.9, 479.3, 147.5, 183.3, 806.18, 876.11, 1003.14, 2.10, 116.3, 834.53, 854.3, 854.13, 878.29, 834.63, 834.64, 829.2, 829.3, 571.19,	<ul style="list-style-type: none"> • Riccarton Bush Interface – See Issue 7 in this report • Port Influences overlay – Ms Oliver • Landscaping, tree canopy and financial contributions – Ms Hansbury • Electricity Transmission – Ms Oliver

Theme	Points	Submitter(s)	Response
	<ul style="list-style-type: none"> Landscaping, tree canopy and financial contributions – Ms Hansbury Electricity Transmission – Ms Oliver Railway setback – Ms Oliver 	814.152, 615.15, 835.9, 689.80, 443.2	<ul style="list-style-type: none"> Railway setback – Ms Oliver
Support, as notified 2 submission points	Submitters supported the proposal, as notified.	305.2 411.1	Acknowledge.
Support QM approach 7 Submission points	Submitters expressed general support for the QM approach, requesting that two storey development remain the maximum and that measures to protect sunlight through limiting density and building height were welcomed.	224.1, 276.2, 205.6, 21.1, 294.1, 297.1, 297.2	Acknowledge.
Accessory buildings 1 submission point	This submitter requests that accessory buildings are not permitted along site boundaries and should be maintained.	205.11	Accessory buildings: Reject I reject that accessory buildings should not be able to be built along the property boundary. Building materials at the boundary are managed under the Building Act.
Building coverage exemptions 1 submission point	Andrew Evans (#89) expressed support for excluding eaves from building coverage calculations.	89.6	Building coverage exemptions: Accept support the operative means of exempting eaves in the RH and RSDT zones due to the lesser site coverage, when compared to MRZ or HRZ.
Net floor area 5 submission points	Submitters seek that the requirements for net floor area is reduced by 33% to allow for greater diversity in housing [under P4, the smallest net floor area is 35m ² , which would reduce to 23.5m ² under this request].	797.1, 802.1, 801.1, 789.1, 792.1	Net floor area: Reject The requested standard would reduce the intended suburban outcomes of the zone/precinct.

Theme	Points	Submitter(s)	Response
<p>Building heights</p> <p>4 submission points</p>	<p>A variety of requests have been made by submitters:</p> <ul style="list-style-type: none"> • #504 requests that 3 storeys is only enabled in close proximity to the city centre. • #842 requests that emergency service facilities are provided greater leniency in permitted heights, including associated infrastructure. • Submitters #338 and #339 request that an absolute maximum of 22m for buildings is applied. 	<p>504.2</p> <p>842.29</p> <p>339.2</p> <p>338.5</p>	<p>Building heights: Reject - #504</p> <p>MDRS must be enabled within relevant residential zones, subject to QMs, with higher development directed through Policy 3 of the NPS-UD.</p> <p>Building heights: Accept - #842</p> <p>I agree that lawfully established Emergency Facilities in the zone should have an exemption for associated infrastructure.</p> <p>Building heights: Reject - #338 and #339</p> <p>Policy 3(c) of the NPS-UD directs that ‘at least’ six storeys must be enabled around the city centre. The alternative proposal recommends that 12-storey development is enabled in close proximity to CCZ.</p>
<p>Setbacks</p> <p>11 submission points</p>	<p>Almost all submissions request that the front boundary setback is reduced to 1.5m.</p> <p>Submitter #383 requested that buildings of 2-3m have a greater setback apply.</p>	<p>802.5, 801.5, 800.4, 789.6, 792.5, 107.23, 383.3, 796.4, 803.5, 797.5, 795.5</p>	<p>Setbacks: Reject</p> <p>I consider that a 1.5m setback is inappropriate in within a suburban setting. I reject that a bespoke setback should apply for greater heights as this is manged through height in relation to boundary controls.</p>
<p>Outdoor living space</p> <p>12 submission points</p>	<p>All submissions seek greater flexibility for outdoor living areas, with specific consideration of communal outdoor living areas.</p>	<p>796.16, 789.2, 795.2, 797.2, 801.2, 802.2, 803.2, 800.3, 107.22, 107.19, 792.2, 789.5</p>	<p>Outdoor living space: Accept</p> <p>I accept these submission points and recommended that MRZ outdoor living standards are applied.</p>
<p>Three units per site</p> <p>18 submission points</p>	<p>This topic received the most submissions, with submitters requesting that three units per site be enabled only under specific conditions, being that a maximum building height of 5m was applied and there was a maximum of 3 units per 450m² of land.</p>	<p>107.20, 796.3, 803.4, 797.3, 801.3, 796.2, 802.3, 797.4, 801.4, 802.4, 795.4, 800.2, 789.4, 792.4, 792.3, 789.3, 803.3, 107.21</p>	<p>Three units per site: Reject in-part</p> <p>The requested standard would reduce the intended suburban outcomes of the zone/precinct. However, I do support removing the requirement for each dwelling to</p>

Theme	Points	Submitter(s)	Response
	Other variations were for such an area to only be limited to two dwellings and one minor residential unit; all subject to being a single storey.		be located on a separate site and recommend that the requirement should instead that each residential unit shall instead have a minimum net site area of 400m ² . This enabled multiple units to be constructed on a single parcel at a sufficient size.
Social housing 2 Submission points	Heather Woods (#107) requests that the definition of social housing provided is broadened to include other 'community minded private companies'.	107.36 107.37	Social housing – Reject in-part I consider the operative 'Social housing complex' definition in Chapter 2 to be adequate. However, note that the references should be updated to 'Kāinga Ora – Homes and Communities' and the Public Housing and Community Management Act 1992.
Tiny homes 4 submission points	Heather Woods (#107) requests that tiny homes are better provided for within the sub-chapter by: <ul style="list-style-type: none"> • Decreasing net floor area for minor dwellings; • Recognise transportable homes; • Recognise that tiny homes contribute to housing choice and density. 	107.18 107.35 107.6 107.9	Tiny homes: Reject in-part The requested standard would reduce the intended suburban outcomes of the zone/precinct. However, I do support removing the requirement for each dwelling to be located on a separate site.
Climate change & stormwater 3 submission points	These submitters seeks that additional controls are added to better respond to the current and future effects of climate change, including: <ul style="list-style-type: none"> • Carbon footprint calculation • Roof reflectivity • Rainwater storage • Greywater • Alternative energy • Green roofs • Impervious surface controls 	685.4 314.4 627.5	Climate change & stormwater - Reject I consider that controls to lessen climate change are beyond the scope of the Act. Renewable energy is permitted through the Plan. Council has opted to use Bylaws to manage three waters. Reference is made to the evidence of Mr Norton.

Theme	Points	Submitter(s)	Response
<p>Greater restrictions 9 submission points</p>	<p>Submitters requests more restrictive controls through the likes of increased setbacks, requiring consent for developments greater than two storeys, and generally better protection of sunlight access. Some stated that status quo zone should simply remain.</p> <p>Submitter #13 also request that all residential streets are notified for any development that breaches standards [‘out of the norm’].</p>	<p>205.28, 561.6, 469.1, 469.2, 454.4, 70.2, 471.1, 471.2, 13.1</p>	<p>Greater restrictions: Greater restrictions: Accept in-part</p> <p>The proposal seeks to apply a qualifying matter over this area (LPTAA), reducing the potential for medium density development. A recommendation has been made to provide controls to ensure a suburban density is permitted.</p> <p>Greater restrictions: Reject - #13</p> <p>I do not consider that the notification threshold request is appropriate and is ultra varies.</p>
<p>Housing diversity 1 submission point</p>	<p>Ara Poutama Aotearoa (Corrections NZ - #259) requested that greater housing choice was provided through permitting housing for that supports requirements under the Sentencing Act, Parole Act and Corrections Act.</p>	<p>259.11</p>	<p>Housing choice - Reject – out of scope</p> <p>I consider that the scope of the IPI is restricted, insofar as it cannot consider non-residential activities where MDRS solely applies and is limited through s77G to only implementing a response to Policy 3 of the NPS-UD. I therefore recommend that the submission point is considered out of scope.</p>
<p>Minor residential units 3 submission points</p>	<p>Submitters request that the minimum net floor area for minor dwellings is either removed or drastically reduced.</p>	<p>803.1, 796.1, 795.1</p>	<p>Minor residential units: Reject</p> <p>The requested standard would reduce the intended suburban outcomes of the zone/precinct.</p>
<p>Oppose QM approach 8 submission points</p>	<p>Submitters request that MDRS or Policy 3 was applied, as required, removing the RS and RSDT zones.</p>	<p>795.3, 877.25, 834.82 ,823.122, 834.170, 800.1, 568.12, 590.12</p>	<p>Oppose QM approach: Reject in-part</p> <p>The QM intends to respond to the low degree of accessibility and serviceability of outlying suburban areas. While a suburban density has been considered</p>

Theme	Points	Submitter(s)	Response
			<p>appropriate to manage this, I accept that, as proposed, the QM did not reduce MDRS to the extent necessary to respond to the nature of the QM. I therefore recommend that MRZ is applied and a new Precinct introduced to target specific standards that would otherwise result in a medium density outcome.</p>
<p>Zoning requests</p> <p>5 submission points</p>	<p>The following specific zone requests have been made:</p> <ul style="list-style-type: none"> • #178: 5B Frome Place: re-zone to MRZ; • #181: Brodie Street: retain RS; • #120: Paparoa Street: retain RS; • #671: High density in New Brighton; • #561: Status quo zoning in Strowan. 	<p>178.3, 181.3, 120.3, 671.4, 561.6</p>	<p>Zoning requests</p> <p>Site specific zoning has been assessed separately, however I provide a brief summary below:</p> <p>5B Frome Place: I agree that this site should be zoned MRZ as it is within the walking catchment of the Orbiter Bus route. I recommend that the request is accepted.</p> <p>Brodie Street: This street is within a relevant residential zone, not subject to QMs. MRZ should apply as a minimum to the street. I recommend the request is rejected.</p> <p>Paparoa Street: The western end of this street is within a walking catchment from the Papanui TCZ. HRZ should apply to this proportion of the street. I recommend the request is rejected.</p> <p>New Brighton: The residential area surrounding the commercial centre (and wider) is subject to a variety of coastal hazard QMs, with RS or RSDT being recommended. Reference is made to the s42A report of Ms Oliver.</p> <p>Strowan Area: This area has relevant residential zones, not subject to QMs. MRZ should apply as a minimum and HRZ should apply within areas subject to Policy 3. I recommend the request is rejected.</p>

Theme	Points	Submitter(s)	Response
General opposition to intensification 3 submission points	A few submitters expressed their opposition to the overall intensification. Council is required to respond to the direction under s77G to implement MDRS and Policy 3 of the NPS-UD.	447.4, 893.4, 16.2	General opposition to intensification – Reject Council is required to respond to the direction under s77G to implement MDRS and Policy 3 of the NPS-UD.

14.5 – MEDIUM DENSITY RESIDENTIAL ZONE

14.5.1 – ACTIVITY TABLES

Theme	Points	Submission point	Response
Considered elsewhere	<i>These submission points relate to matters not addressed in this evidence.</i>	805.26, 217.1, 381.10, 381.9, 92.2, 381.11, 381.12, 381.13, 381.15, 805.39, 834.179, 834.54, 829.4	Please make reference to the following evidence: <ul style="list-style-type: none"> • Airport Noise Contour – Ms Oliver • Residential Character Areas – Ms White • Residential Character Areas – Ms Dixon • Electricity transmission – Ms Oliver • Industrial / Residential interface – Ms Ratka • Railway setback – Ms Oliver
Support as notified 9 Submission points	Submitters expressed general support for provisions, as well as specific support for: <ul style="list-style-type: none"> • P1 (#834, #184, #191. #696) 	834.177, 62.4, 86.4, 834.174, 184.5, 191.4, 696.4, 305.3, 591.12	Acknowledged.

Theme	Points	Submission point	Response
	<ul style="list-style-type: none"> Notification threshold for height and height in relation to boundary controls (#62. #86) 		
Framework 2 submission points	<ul style="list-style-type: none"> Kāinga Ora – Homes and Communities (#834) state that PC14 deletes existing rules controlling non-compliance with tree and garden planting, ground floor habitable space, and service spaces. These are all existing Operative Plan rules rather than MDRS rules. Given that they are being retained as built form standards (apart from the overhang rule), the existing controlled activity status are sought to also be retained. Wolfbrook (#798) request that there are no Discretionary Activities for residential activities. 	834.176 798.4	<p>Framework – Reject – 834.176</p> <p>The rule operative framework is based on different zone expectations, with thresholds set accordingly. I consider that the thresholds set are appropriate and make reference to evidence by Ms Blair.</p> <p>Framework - Accept – 798.4</p> <p>As stated earlier, I agree that there is a limit of RD for any residential activities. This should be applied throughout.</p>
Modification of specific rules 4 submission points	P3 – Elderly Persons Housing: <ul style="list-style-type: none"> Kāinga Ora – Homes and Communities (#834) requests that the rule is either reinstated or an advice note included to allow for a permitted pathway. 	834.175	<p>Modification of specific rules – Accept (#834)</p> <p>Reference is made to evidence by Ms Blair.</p>
	RD14 – Building height and maximum number of storeys; and RD16 – Site coverage: <ul style="list-style-type: none"> Claudia M Staudt (#584) requests that notification of neighbours is required when rules are breached. 	584.4	<p>Modification of specific rules - Reject (#584)</p> <p>Specifying notification would be contrary to a s95 assessment under the Act and is considered ultra vires.</p>

Theme	Points	Submission point	Response
	RD21 – Water supply for fire fighting: <ul style="list-style-type: none"> Fire and Emergency (#842) requests that the rule reference is updated to 14.15.8, noting an error in rule reference. 	842.30	Accept - Water supply for fire fighting (#842)
	RD27 – Wind assessment: <ul style="list-style-type: none"> Kāinga Ora – Homes and Communities (#834) requests that the rule is either deleted, a permitted standard created, or a permitted standard created in Chapter 6 (General Rules and Procedures). 	834.178	Modification of specific rules – Accept - (#834) As a consequence of the recommendation to change permitted heights, I consider it appropriate to create a new permitted standard within Chapter 6. Reference is made to evidence by Ms Blair.
Residential design principles 3 submission points	Submitters either requested that greater or lesser controls were tied to the Residential Design Principles [RDPs] matter of discretion (14.15.1): <ul style="list-style-type: none"> Submitters #720 and #685 request that the RDPs are considered for any breach of built form standards; Submitter #89 requests that they are removed entirely, specifically from RD1. 	685.32, 720.9, 89.4	Reject - Residential design principles Applying RDPs for every breach would be excessive and not reflect the nature and degree of non-compliance. I also reject the request to remove RDPs from being considered under RD1 as they are appropriate to be relied upon for developments of four units or more.
Greater restrictions / controls – beyond MDRS 24 submissions points	These submitters requested greater restrictions on controls directed by MDRS, namely: <ul style="list-style-type: none"> Two storeys / two units. More restrictive height to boundary controls – <i>please see responses under this standard.</i> Requirements for notification for activities either permitted by MDRS density standard or where directed by Clause 5 of MDRS. Restrict site density 	255.8, 381.8, 385.5, 284.1, 340.2, 13.2, 295.5, 398.6, 447.12, 460.5, 164.6, 165.6, 239.4, 61.51, 272.13, 272.14, 272.15, 272.16, 272.17, 297.3, 81.5, 81.6, 259.10, 443.9, 811.50, 811.51	Reject – out of scope Council is required to implement MDRS in accordance with s77G of the Act, only limiting residential intensification in accordance with s77I of the Act. Requested changes would be contrary to MDRS. Reject – out of scope - 259.10

Theme	Points	Submission point	Response
	<p>Ara Poutama Aotearoa (Corrections NZ - #259) requests that definitions and controls are modified to provide for housing to support the needs of Courts and Parole Board [i.e. corrections housing].</p> <p>Summerset Group Holdings Limited (#443) and RVA (#811) request that additional controls (delete RD2 and new CA rule) are made for retirement villages.</p>		<p>I consider modifying such controls beyond the scope of applying MDRS.</p> <p>Reject in-part – out of scope - 443.9, 811.50, 811.51</p> <p>I consider modifying such controls beyond the scope of applying MDRS. However, acknowledge that an error has been made in how this has been applied. I recommend that the operative 14.4 sub-chapter rules for retirement villages are applied.</p>
<p>General opposition to intensification</p> <p>5 submission points</p>	<p>Submitters expressed their general opposition to the intensification response, particularly permitted activities for three units or three storey buildings/</p>	<p>403.2, 427.4, 451.2, 902.8, 141.3</p>	<p>Reject – out of scope</p> <p>Council is required to implement MDRS in accordance with s77G of the Act, only limiting residential intensification in accordance with s77I of the Act.</p>
<p>Out of scope</p>	<p>The submitter request that an early determination on the recession plane qualifying matter.</p>	<p>14.5</p>	<p>Reject – out of scope</p> <p>This submission is not on the content of the plan change.</p>

14.5.2 – BUILT FORM STANDARDS

14.5.2.1 – SITE DENSITY

No.	Name	Organisation	Point No.	Support / Oppose	Decision Sought Only	Recommendation	Reasoning
117	Ian Tinkler		117.3	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.	Accept in-part	Vacuum sewer constraints have been identified as a qualifying matter - please refer to evidence of Ms Oliver. Appropriate flooding control has been considered - please refer to evidence by Ms Ratka.
184	Kelly Bombay for University of Canterbury	University of Canterbury	184.6	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).	Accept	The rule is a matter of clarification regarding the site density per unit, however lacks this specificity. Recommend it is removed to avoid confusion.
197	Steve Smith		197.6	Seek Amendment	[Impose more density controls]	Acknowledge	
284	Tricia Ede		284.3	Oppose	Seeks three houses on one property be disallowed.	Reject	This approach would be contrary to MDRS and requirements under s77G to apply such standards.
298	Mason Plato		298.3	Oppose	Seek to remove Medium Density Residential Zone.	Reject	This approach would be contrary to MDRS and requirements under s77G to apply such standards.
304	Julia Mallett		304.2	Seek Amendment	Increase planting requirements by reducing density/height limits in MDZ.	Reject	This approach would be contrary to MDRS and requirements under s77G to apply such standards.
441	Robin Watson		441.1	Seek Amendment	Oppose changes to the Medium Density Residential Zone, retain the existing density standards.	Reject	This approach would be contrary to MDRS and requirements under s77G to apply such standards.
442	Logan Simpson		442.2	Oppose	Oppose the plan change, housing density needs to reduce.	Reject	This approach would be contrary to MDRS and requirements under s77G to apply such standards.

No.	Name	Organisation	Point No.	Support / Oppose	Decision Sought Only	Recommendation	Reasoning
445	Alison Dockery		445.2	Seek Amendment	Seek that density is restricted to three units per site.	Accept	The rule is a matter of clarification regarding the site density per unit, however lacks this specificity. Recommend it is removed to avoid confusion.
467	Jillian Schofield		467.3	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.	Reject	This approach would be contrary to MDRS and requirements under s77G to apply such standards.
468	David Fisher		468.1	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.	Reject	This approach would be contrary to MDRS and requirements under s77G to apply such standards.
471	Kem Wah Tan		471.3	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	Reject	This approach would be contrary to MDRS and requirements under s77G to apply such standards.
701	Ian McChesney		701.3	Seek Amendment	Increase minimum plot sizes for plots with 3+ storey residential buildings.	Reject	This approach would be contrary to MDRS and requirements under s77G to apply such standards.
811	Luke Hinchey for Retirement Villages Association of New Zealand Inc	Retirement Villages Association of New Zealand Inc	811.52	Oppose	Delete 14.5.2.1.	Accept in-part	The rule is a matter of clarification regarding the site density per unit, however lacks this specificity. Recommend 14.5.2.1.1 is removed to avoid confusion, however the advice note regarding three waters capacity is still valid and appropriate.

No.	Name	Organisation	Point No.	Support / Oppose	Decision Sought Only	Recommendation	Reasoning
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	834.180	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.	Accept in-part	The rule is a matter of clarification regarding the site density per unit, however lacks this specificity. Recommend 14.5.2.1.1 is removed to avoid confusion, however the advice note regarding three waters capacity is still valid and appropriate.
864	Douglas Corbett		864.4	Seek Amendment	Oppose MRZ in Hornby. Seeks to have this retained at single level housing	Reject	This approach would be contrary to MDRS and requirements under s77G to apply such standards.

14.5.2.3 – BUILDING HEIGHT AND MAXIMUM NUMBER OF STOREYS

Theme	Points	Submission point	Response
Support, as notified 8 submission points	Submitters supported the MRZ proposal, as notified.	615.26, 418.1, 834.182, 656.13, 211.2, 372.17, 55.10, 519.12, 811.54	Acknowledge.
Permitted MRZ height 7 submission points	Submitters seek that the permitted height within the zone is modified, stating: <ul style="list-style-type: none"> Consent required for three storeys. Generally, apply a more restrictive consenting and notification framework. Better protect sunlight access and amenity. Remove all controls within central city to focus development here. Limit development to a 14m maximum. 	629.1, 310.2, 48.1, 344.9, 61.49, 902.9, 462.1	Permitted MRZ height - Reject: Council is required to implement MDRS and Policy 3 under s77G of the Act. Applying controls more restrictive than standards/requirements set under this direction is only able to be achieved via a qualifying matter (s77I). A qualifying matter for Sunlight Access has been proposed over the whole zone, achieving a more equitable sunlight access through an MDRS density. Lastly, a 14m permitted building height has been proposed to respond to Policy 3. Council is limited to a restricted discretionary activity status for MRZ residential development. Matters of discretion have

Theme	Points	Submission point	Response
			been proposed to address concerns raised by submitters.
<p>MRZ Local Centre Intensification Precinct & wider Policy 3 response</p> <p>10 submission points</p>	<p>Submitters seek the following changes to the precinct:</p> <ul style="list-style-type: none"> Remove Precinct and up-zone to HRZ, six storeys (#834). Remove Precinct and just apply MRZ, three storeys (#412). Remove 14m permitted building height limit (#16). General opposition to any Policy 3 response, rather intensification should be focused within central city / Adverse effects on: Sun, ecology, heritage, crime, infrastructure, and does not provide resilience to earthquakes. 	<p>834.183, 412.1, 16.3, 862.1, 359.1, 413.3, 666.1, 504.1, 496.1, 682.1</p>	<p>MRZ Local Centre Intensification Precinct & wider Policy 3 response - Reject:</p> <p>An increased permitted building height is considered appropriate to respond to Policy 3(d) of the NPS-UD. The proposal is to have a commensurate response, with centres permitted to 14m being lesser in scale when compared to other centres. A number of centres are proposed to have additional intensification responses or catchments extended to better respond to Policy 3(d). Reference should be made to section 6.4 of this report.</p>
<p>Modification of height rule</p> <p>14 submission points</p>	<p>Submitters requested the following changes the MRZ height rule:</p> <ul style="list-style-type: none"> Restrict any residential development to an absolute maximum of 22m (#338, #339). Allow for 50% of roof elevation [gable ends] to exceed height by 1m (#685). Greater clarity of rule. Seek two storey limit adjoining open space zones to retain privacy of park users. 	<p>338.2, 339.3, 685.33, 564.5, 484.1, 842.31, 304.3, 1075.3, 21.2, 295.1, 584.5, 665.4, 67.9, 876.25, 685.33</p>	<p>Modification of height rule - Reject:</p> <p>Controls lesser than MDRS would be contrary to the Act as this can only be achieved through a qualifying matter (s77I). This includes: setting an absolute maximum height; any lesser height; greater landscaping requirements; additional notification requirements. A sunlight access qualifying matter has been identified and will still apply to three storey developments. No other qualifying matters have been identified or are considered suitable to address other concerns.</p> <p>A Low PT Accessibility qualifying matter (LPTAA) has also been identified, ensuring that the maximum extent</p>

Theme	Points	Submission point	Response
	<ul style="list-style-type: none"> • Emergency service facilities, emergency service towers and communication poles are exempt from this rule (#842). • Greater landscaping control as density increases. • Ensure no sun access is lost. • Require notification for three storey development / when building along southern boundary. • Consider frost effects on footpaths and cycleways. 		<p>of intensified zones is within those areas with the greatest accessibility to public transport or centres, including newly developed areas.</p> <p>Regarding exemptions for gable ends - Reject:</p> <p>Allotments in Christchurch are typically deeper than they are wider, tending to force developments to be perpendicular to the road, having front doors and gable ends parallel to internal boundaries. Council has applied the Sunlight Access qualifying matter to better protect sun access in residential areas. The exemption of gable ends has the potential to compromise this, with additional shading effects across internal boundaries.</p> <p>Exemptions for emergency service facilities and equipment - Accept</p> <p>The submitter does not appear to suggest an alternative permitted height for such activities (noting that an 'unlimited' height would be inappropriate in a residential context). I recommend that the maximum permitted height in the zone (14m) is provided for emergency service building, with exemptions for associated communication equipment.</p> <p>Note on landscaping and frost – Reject in-part:</p> <p>MDRS sets landscaping controls and can only be made more onerous if greater density is enabled or there is a breach of permitted standards (i.e. through matter of discretion and consent conditions). Greater landscaping has been required for additional site coverage in HRZ. Lastly, the density provided in MRZ is not considered to have an adverse effect on footpath or cycleways.</p>

Theme	Points	Submission point	Response
<p>Less than MDRS</p> <p>5 submission points</p>	<p>These submitters request that permitted heights in MRZ are reduced to only support two storey, with consent and/or notification required for any three storey development.</p>	<p>239.2, 303.5, 892.3, 490.1, 337.1</p>	<p>Less than MDRS - Reject:</p> <p>Council is required to implement MDRS and Policy 3 under s77G of the Act. Applying controls more restrictive than standards/requirements set under this direction is only able to be achieved via a qualifying matter (s77I).</p>
<p>Locational control/variation</p> <p>7 submission points</p>	<p>Submitters request that there is some locational variation to how MRZ is applied:</p> <ul style="list-style-type: none"> • Not applied to Cashmere Hills (#316, #250). • Not applied in Ashfield Place / Maidstone Road area (#495). • Limit New Brighton to two storeys (#294). • Limit development in cul de sacs to two storeys (#420). • Down-zone to MRZ in Rugby Street (#28). • Down-zone to MRZ in Helmores Lane, Desmond Street and Rhodes Street (#381) 	<p>316.3, 495.2, 294.2, 250.2, 420.1, 28.2, 381.7</p>	<p>Locational control/variation:</p> <p>These areas are specifically addressed as follows:</p> <ul style="list-style-type: none"> • Cashmere Hills: The areas within a walkable catchment to bus #1 or the Orbiter Bus are enabled to MRZ, and those outside of this catchment have the LPTAA applied. No other qualifying matter is seen to be applicable. I recommend that this request is accepted in-part. • Ashfield Place / Maidstone Road area: This lies within the Airport Noise Contour qualifying matter, with operative zoning proposed to be held. Reference should be made to evidence by Ms Oliver. • New Brighton: this area is covered by multiple coastal hazard qualifying matters that limit residential development to no greater than two storeys (8m). Reference should be made to evidence by Ms Oliver. • Rugby Street, Helmores Lane, Desmond Street, and Rhodes Street: all lie within an identified Policy 3 catchment, having HRZ applied. I recommend that this request is rejected. • Cul de sac development: No qualifying matter has been identified regarding traffic; MDRS

Theme	Points	Submission point	Response
			must be applied. I recommend that this request is rejected.
Generally opposed to intensification 49 submission points	General opposition to increased heights for the following reasons: <ul style="list-style-type: none"> • Privacy, sunlight, amenity. • Local environmental effect. • Crime. • Two storey should be maximum. • Earthquake effects. • Implement the post-EQ Blueprint. 	256.1, 348.1, 203.1, 654.7, 224.2, 460.3, 486.2, 46.1, 410.1, 414.1, 23.3, 171.1, 88.2, 807.5, 81.4, 427.2, 467.4, 473.1, 355.2, 446.4, 358.1, 451.1, 340.3, 471.4, 9.1, 447.3, 1039.2, 448.1, 864.1, 477.3, 441.2, 449.1, 434.1, 870.3, 893.3, 468.2, 409.1, 407.1, 456.1, 26.1, 335.3, 866.1, 319.1, 230.1, 777.1, 298.2, 297.4, 901.4, 1047.2	This would be contrary to MDRS. A sunlight access QM has been identified and will still apply to three storey developments. No other qualifying matters have been identified or are considered suitable to address other concerns. I recommend that this request is rejected.

14.5.2.4 – SITE COVERAGE

Theme	Points	Submission point	Response
Considered elsewhere	<i>These submission points are beyond the scope of this evidence and are considered elsewhere.</i>	381.16, 381.17	<ul style="list-style-type: none"> • Character Areas – Ms White
Support, as notified 2 submission points	Submitters #814 (Carter Group Limited) and #823 (The Catholic Diocese of Christchurch), support the provision, as notified, specifically the exemptions for eaves and overhangs.	814.162 823.130	Acknowledge
Exclusions of eaves, overhangs, and gutters	Most submitters sought greater clarification or leniency to this provision. Specifically:	38.1, 684.4, 685.34, 720.10, 834.185, 877.28, 903.37, 914.13, 2076.14	Exclusions of eaves, overhangs, and gutters - Accept in-part

Theme	Points	Submission point	Response
9 submission points	<ul style="list-style-type: none"> Increasing eaves and overhangs exemption to 600mm, some also stating 200mm for gutters should be added. Increasing to 500mm, overall. Completely discount any eaves, overhangs, or gutters. 		I agree that the exemption can be made more flexible and recommend a total exemption of 650mm, accounting for any overhang, eave, or gutter, rather than separating out elements. I make reference to evidence by Mr Hattam.
Greater restrictions 3 submission points	<ul style="list-style-type: none"> Submitters #519 and #67 requested greater controls on site coverage to manage bulk and sunlight access. Submitter #488 requested that the calculation is clarified to remove the likes of driveways and other communal areas. 	488.1 519.23 67.7	Greater restrictions - Reject A more restrictive approach would be contrary to MDRS, with the sunlight access qualifying matter better addressing this effect through height in relation to boundary control. This is likely to have a proxy effect in terms of bulk and coverage. Lastly, the adoption of National Planning Standards definitions and MDRS ensures the likes of driveways are not counted towards building coverage.
Stormwater management 2 submission points	These submitters request that there are greater controls to restrict impervious surface to better manage stormwater effects.	11.3 832.15	Stormwater management - Reject As previously discussed, Council is able to manage stormwater through Bylaws. I make reference to evidence by Mr Norton.
Out of scope – retirement villages 1 submission point	Submitter #811 (Retirement Village Association) requests controls specifically to support the develop retirement villages.	811.55	Retirement villages Reject – out of scope As previously discussed, I consider that this is out of scope within MDRS areas and operative controls should apply.
General opposition to intensification	These submitters expressed a general opposition to the intensification response, as directed, or requested a lesser approach overall.	134.6 742.2	General opposition to intensification - Reject

Theme	Points	Submission point	Response
2 submission points			Council is required to give effect to MDRS through s77G of the Act.

14.5.2.5 – OUTDOOR LIVING SPACE

Name	Organisation	Point No.	Support Oppose	Decision Sought Only	Recommendation	Reasoning
Cheryl Horrell		11.7	Seek Amendment	Provide enclosed outside private space	Reject	Council is required to apply MDRS density standards in accordance with s77G of the Act.
Ali McGregor		65.5	Seek Amendment	Provide adequate outdoor space for families.	Reject	Council is required to apply MDRS density standards in accordance with s77G of the Act.
Michael Tyuryutikov		334.5	Oppose	Retain existing minimal courtyard area rules for residential properties.	Reject	Council is required to apply MDRS density standards in accordance with s77G of the Act.
Andrew Evans		89.20	Support	Support provisions as notified	Acknowledge	
Luke Hinchey for Retirement Villages Association of New Zealand Inc	Retirement Villages Association of New Zealand Inc	811.75	Support	Retain Standard 14.6.2.10 as notified.	Acknowledge	

Name	Organisation	Point No.	Support Oppose	Decision Sought Only	Recommendation	Reasoning
Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	834.227	Support	Retain [standard] as notified.	Acknowledge	
Luke Hinchey	Retirement Villages Association of New Zealand Inc	811.75	Support	Decision sought: Retain Standard 14.6.2.10 as notified	Acknowledge	
Luke Hinchey	Retirement Villages Association of New Zealand Inc	811.56	Seek Amendment	Decision sought: Amend Standard 14.5.2.5 as notified with the exclusion of retirement villages, or amend to include the retirement unit specific carve out as follows: f) For retirement units, standard 14.5.2.5a and 14.5.2.5b apply with the following modifications: i. The outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and ii. A retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space	Reject - out of scope	Retirement village controls are not considered in scope within MDRS- only affected areas.
David Fisher		468.3	Support	Oppose increasing building height and density... amend rule to increase outside garden space to	Reject	Council is required to apply MDRS density standards in accordance with s77G of the Act.

Name	Organisation	Point No.	Support Oppose	Decision Sought Only	Recommendation	Reasoning
				attract more families back to these areas.		
Cheryl Horrell		11.4	Oppose	Oppose outdoor space provisions. Provide larger area of private outdoor space for each dwelling	Reject	Council is required to apply MDRS density standards in accordance with s77G of the Act.
Ali McGregor		65.3	Seek Amendment	Provide adequate outdoor space for families.	Reject	Council is required to apply MDRS density standards in accordance with s77G of the Act.
Rohan A Collett		147.1	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.	Reject	Council is required to apply MDRS density standards in accordance with s77G of the Act.
Alison Dockery		445.3	Seek Amendment	Seeks that the standard requires significant outdoor space for each apartment/ flat or unit.	Reject	Council is required to apply MDRS density standards in accordance with s77G of the Act.

Name	Organisation	Point No.	Support Oppose	Decision Sought Only	Recommendation	Reasoning
Luke Hinchey for Retirement Villages Association of New Zealand Inc	Retirement Villages Association of New Zealand Inc	811.56	Seek Amendment	Amend Standard 14.5.2.5 as notified with the exclusion of retirement villages, or amend to include the retirement unit specific carve out as follows: f) For retirement units, standard 14.5.2.5a and 14.5.2.5b apply with the following modifications: i. The outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and ii. A retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space.	Reject - out of scope	
Andrew Evans		89.7	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).	Reject	MRZ seeks to replace suburban areas and are more lenient approach is not considered suitable. A reduced OLS of 15m2 has been enabled for smaller units within HRZ.
Michael Tyuryutikov		334.1	Oppose	Retain existing minimal courtyard area rules for residential properties.	Reject	Council is required to apply MDRS density standards in accordance with s77G of the Act.

Name	Organisation	Point No.	Support Oppose	Decision Sought Only	Recommendation	Reasoning
Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	834.186	Support	Retain rule as notified.	Acknowledge	

14.5.2.6 – MRZ HEIGHT IN RELATION TO BOUNDARY [SUNLIGHT ACCESS QM]

Main Theme	Points	Submission point number	Response
<p>Support Sunlight Access approach</p> <p>18 submission points</p>	<p>Submitters supported the approach, as notified, endorsing Council’s approach to reflect climatic and daylight angle difference. Other specific points raised included:</p> <ul style="list-style-type: none"> • A financial payment made by developers to neighbours who have <5 months sun per year as a result of developments. • Strong support for increased protection along the southern boundary (i.e. northern sun). • The high priority of the qualifying matter and positive influence on wellbeing. 	<p>33.2, 644.6, 89.8, 791.3, 778.5, 519.11, 112.1, 184.7, 196.3, 354.1, 428.1, 475.4, 63.87, 67.1, 686.4, 762.10 ,835.17 ,918.7</p>	<p>Support Sunlight Access approach – Acknowledge</p> <ul style="list-style-type: none"> • A financial contribution has not been evaluated as part of this process. The proposed means to address sunlight loss is needed to be the most efficient means to protecting sunlight. I recommend that this submission point is rejected.
<p>Support the approach, with greater restrictions</p> <p>58 submission points</p>	<p>Support and further restrict the QM:</p> <ul style="list-style-type: none"> • Retain operative recession planes. • Apply 3m and 45°. • Set standard of no less than 3 months no sunlight at ground level / all year round. 	<p>491.1, 59.1, 119.5, 164.4, 381.6, 502.3, 698.3, 255.7, 276.3, 406.2, 100.3, 205.29, 295.2 ,504.6, 518.7, 876.23, 272.4, 220.4, 221.4, 294.11, 70.3, 897.3, 61.8, 103.3, 134.4, 425.4, 67.8, 720.13, 469.3, 440.2, 584.6, 169.1, 205.7, 653.4, 403.1, 876.26, 157.1, 334.3, 61.54, 21.3, 222.6, 353.1, 188.4, 31.1, 31.3,</p>	<p>Support the approach, with greater restrictions – Reject</p> <ul style="list-style-type: none"> • Reporting completed as part of the evaluation reporting shows that operative controls are inappropriate to achieve medium and high density typologies.

Main Theme	Points	Submission point number	Response
	<ul style="list-style-type: none"> • Accommodate existing neighbouring properties; require notification of breaches on southern boundary. • Consider loss of amenity; building separation between buildings. • Restrict buildings to 5 storeys. • Enough to allow outdoor washing to dry. • Angle should decrease as height increases / be more restrictive on narrow sites (<15m) / see in tandem with site coverage. • Better consideration of the climate in Christchurch & daylight hours. • Be more restrictive in Merivale. • Passive heating potential should be better considered. • Better consider mental health, wellbeing, privacy. • Apply along road boundary / Apply bespoke approach for narrow streets to avoid shadowing across road / Consider safety effects of frosts of footpaths and cycleways. • Only enable for greenfield areas, restrict in established areas. • Better protect morning sun / Winter sun access. 	<p>414.3, 679.3, 337.2, 201.1, 222.9, 23.7, 301.1, 367.18, 303.4, 104.3, 580.3, 851.4, 876.4, 735.1</p>	<ul style="list-style-type: none"> • MDRS and NPS-UD are purposefully enabling to aid the transition of lower density housing to being more intensified. Council must give effect to this direction. • The qualifying matter is intended to apply equally across urban residential zones. MDRS controls are fundamentally designed to more easily provide for infill development in existing areas. Applying a more restrictive qualifying matter over established areas defeats this purpose. • Having a 'reactive plane control' that increases based on height is unduly restrictive and would prevent intensification that Council is required to enable. Further, narrow sites would naturally be restricted through the angle of the plane over a site; this acts as a means to infer a greater setback. • The angles proposed seek to ensure that the most beneficial sun access is maintained, applying a more restrictive approach on east and west boundaries, and greater restriction along the southern boundary to protect northerly plane where the sun is most prominent. The northern boundary, where this would affect the southern sun access simply applies the MDRS angle due to having limited influence on sun access. • The density that MRZ is unlikely to have a significant impact on road shadowing due to most roads being of a width whereby the shadow is unlikely to cover the entire street width. The majority of suburban streets have footpaths on either side of the street, allowing pedestrians to use a sunlit path. Reference is made to the HRZ discussion on this matter.

Main Theme	Points	Submission point number	Response
			<ul style="list-style-type: none"> Please refer to evidence by Mr Liley for passive heading effects. Regarding the requirement for notification, this approach is ultra vires as it pre-determines an assessment required under the Act.
Support, with use of alternate metric 4 submission points	Submitters support the approach, but seek the use of the Australian sunlight standard, some referencing a minimum of 2 hours of daily sunlight access.	385.2, 258.3, 673.9, 674.2	Support, with use of alternate metric – Reject Setting an hourly or time-based metric means that designs and compliance are more difficult. Applying this as a built form standard is seen as the most effective means to apply the qualifying matter. Reference is made to evidence by Mr Hattam, who notes that the Australian standard has been met through the Sunlight Access qualifying matter and reflected in a built form standard to improve practical application and understandability.
Support, with interface transition 3 submission points	Submitters requested that the transition between the following zones / overlays is better considered: <ul style="list-style-type: none"> Abuts any lower density. Between MRZ and RS or RSDT. With any RHA or RCA, particularly along the northern (southern) face. 	720.11, 685.37, 710.4	Support, with interface transition – Reject The purpose of the sunlight access qualifying matter is to ensure adequate and equitable sunlight access across MRZ and HRZ areas. Such an approach would be beyond modifying controls to the extent necessary (as per s771). It is noted that RHA's have a proposed interface overlay for any adjoining HRZ areas.
MDRS modification	Submitter seeks modification of MDRS substandard: <ul style="list-style-type: none"> Apply plane to road boundary to better consider narrow roads. 	685.38	MDRS modification – Reject As previously, the density that MRZ is unlikely to have a significant impact on road shadowing due to most roads being of a width whereby the shadow is unlikely to cover the entire

Main Theme	Points	Submission point number	Response
1 submission point			street width. Reference is made to evidence by Mr Hattam regarding this matter.
Modification of proposed rule 6 submission points	Submitters seeks that the rule is further modified to: <ul style="list-style-type: none"> • Focus more on site coverage and setbacks to address issue; • Improve rule clarity; • Increase height where plane is taken (i.e. higher than 3m) to better enable tall buildings; • Only apply along southern boundary; • Support rules for perimeter block development [across zone] but at a reduced scale (12m or 40% depth). • Central city focus; only apply outside 4 Avenues. 	519.22, 903.38, 914.14, 734.5, 55.2, 413.4	Modification of proposed rule – Reject <ul style="list-style-type: none"> • The height to boundary control is a dynamic built form standard that can affect both setback and site coverage and seen as the most effective means of addressing sunlight access. • Central city focus - Loss of sunlight effects will still be felt in this location as the minimum height is only two storeys (7m). Exemptions have still been made to enable greater building height in HRZ areas. Reference should be made to themes on this section. • Rule drafting is based on the framework applied through MDRS Clause 12. Additional diagrams are able to be provided within the rule to better articulate how the qualifying matter approach and other exemptions would be applied. • Perimeter block development has been enabled in areas further intensified through Policy 3. It seeks to both respond to the intensification direction and to act as further incentive to develop within these areas. Extending this beyond intensified catchments could act as a disincentive for concentrating development within these areas whilst also potentially reducing the ability to provide for housing choice (Policy 1(a)). • Regarding the exempt above 12m: Mr Hattam has provided further detail on this in reporting. He details that the exemption allows a logical and simple building at a safe distance from the boundary. With high buildings, the angle of the sun is such that it will

Main Theme	Points	Submission point number	Response
			not come above the top of the building for much of the year regardless of the recession plane and it is more effective to ensure sun is received through the gaps in the buildings. Intent is to manage this impact through discretionary framework whilst allowing for development opportunities.
MRZ exemptions 9 submission points	<p>Submitters support proposed exemptions:</p> <ul style="list-style-type: none"> • Within the Local Centre Intensification Precinct, increase height before the plane is applied (to 15m) and reduce setback exemption to 2m [in relation to 12m building exemption - 14.5.2.6.b.iv.B]. • Exempt gable ends where “the upper 50% of a gable roof, measured vertically”, with an appropriate illustration. • Enable perimeter block development, when additional landscaping / tree planning is provided. • Reduce setback requirements for buildings >12m. 	676.6, 685.35, 720.12, 676.7, 121.20	<p>MRZ exemptions – Reject</p> <ul style="list-style-type: none"> • Allotments in Christchurch are typically deeper than they are wider, tending to force developments to be perpendicular to the road, having front doors and gable ends parallel to internal boundaries. Council has applied the Sunlight Access qualifying matter to better protect sun access in residential areas. The exemption of gable ends has the potential to compromise this, with additional shading effects across internal boundaries. • Reference is made to the above regarding perimeter block development exemptions. • Please refer to evidence of Mr Hattam regarding further exemption considerations.
	<p>Submitters oppose proposed exemptions:</p> <ul style="list-style-type: none"> • Improve clarity of 12m building exemption [14.5.2.6.b.iv.B] • Remove 14.5.2.6.b.iv.B; 	63.25, 696.6, 686.3, 743.5	<ul style="list-style-type: none"> • As above, additional illustrative material can be added to the rule to help detail its application. • The exemption for buildings above 12m seeks to ensure that control is still reserved over parts of the building that are likely to have the greatest shading effect (<12m close to the boundary). Setbacks are required to be met that align with boundary/site

Main Theme	Points	Submission point number	Response
	<ul style="list-style-type: none"> Remove MDRS exemption, perimeter block, and 12m building height control 		orientation, adjusting based on the degree of shading influence.
<p>Oppose, remove the qualifying matter</p> <p>195 submission points</p> <p>[~181 proforma]</p>	<p>Submitters opposed the qualifying matter on the basis of:</p> <ul style="list-style-type: none"> Lack of evidence; does not meet s77L. Not greatly different to areas currently enabled for Medium Density. MDRS should apply. Cities in northern hemisphere have greater intensification and have high quality living environment. Protects land values of existing dwellings. Modelling has understated effect. Less efficient land use that will reduce affordability / restricts housing delivery / restricts 3-storey development. 	<p>834.187, 344.2, 14.6, 834.76, 12.1, 417.2, 1049.7, 233.7, 262.5, 263.5, 264.7, 265.7, 266.7, 267.7, 268.7, 269.7, 270.7, 271.7, 273.7, 274.7, 342.6, 345.7, 346.7, 347.7, 350.5, 361.4, 362.5, 363.6, 364.10, 365.6, 366.7, 370.7, 372.7, 373.7, 374.8, 375.8, 379.7, 384.8, 387.8, 389.6, 391.8, 392.8, 393.8, 394.7, 395.8, 415.11, 416.8, 503.2, 505.8, 507.2, 507.6, 510.3, 512.11, 514.6, 515.7, 516.9, 517.7, 519.18, 520.7, 521.7, 522.7, 523.8, 524.7, 525.7, 527.7, 528.6, 529.7, 531.8, 532.7, 533.7, 534.3, 537.5, 538.3, 539.3, 540.3, 541.3, 542.3, 544.3, 545.2, 547.3, 548.3, 549.3, 550.3, 551.3, 552.3, 553.3, 554.3, 555.3, 557.3, 559.3, 560.3, 562.3, 563.8, 565.9, 566.8, 567.9, 568.9, 570.9, 571.9, 572.9, 573.9, 574.9, 575.9, 576.11, 577.10, 578.9, 587.9, 588.9, 589.9, 590.9, 591.9, 594.5, 595.3, 596.3, 597.3, 598.3, 601.3, 602.3, 603.3, 604.3, 606.3, 607.3, 608.3, 610.3, 611.3, 611.8, 612.3, 613.3, 614.3, 615.3, 616.3, 617.3, 618.3, 619.3, 620.3, 623.3, 624.3, 628.3, 632.3, 633.3, 634.3, 635.3, 635.6, 639.8, 640.3, 641.3, 642.3, 643.9, 645.3, 646.7, 648.3, 649.2, 650.3, 651.3, 652.3, 655.7, 656.7, 658.8, 660.7, 661.8,</p>	<p>Oppose, remove the qualifying matter – Reject</p> <ul style="list-style-type: none"> Reference is made to s32 material, additional commentary in section 7.3 of this report, and evidence presented by Mr Hattam and Mr Liley. This further evidence also addresses modelling approaches undertaken for the qualifying matter. As per Mr Hattam’s evidence, the view taken on Northern Hemisphere cities discounts the master planning work undertaken at scale to achieve this. There are arguably more restrictions overall under this regime. Mr Hattam notes the restrictive/prescriptive planning regimes in northern hemisphere – eg all buildings discretionary (UK) or set building envelopes (Netherlands). Reporting shows that better protecting sunlight within and adjoining sites is also likely to increase the commercial feasibility of infill development. Such multiunit developments are also likely to increase their overall attractiveness, increasing the propensity of people to occupy a denser residential dwelling. The approach assists the overall transition to a denser urban form. The approach of the qualifying matter has been applied equally across urban residential areas (noting various exemptions, some zone-based) and is not seen to targeted to a particular cohort. Reference is made to the s32 on qualifying matters (Part 1 - Table 6, from page 37). This details the low

Main Theme	Points	Submission point number	Response
		662.8, 718.7, 719.7, 72.6, 721.6, 722.3, 724.4, 733.8, 738.7, 752.7, 753.9, 754.9, 783.3, 808.3, 832.7, 837.7, 839.7, 840.6, 841.10, 843.7, 844.7, 846.10, 847.9, 261.7, 713.9, 715.9, 717.9, 859.2, 444.5, 599.1, 14.1, 121.4, 189.4, 191.14, 811.58 <i>Please note that sub-points 713.9, 715.9, 117.9 were incorrectly summarised as 'support'.</i>	degree of overall impact that the qualifying matter approach is likely to have within MRZ. Overall housing supply provided through PC14 is likely to be in excess of 50 years of demand.
General opposition to intensification 13 submission points	Submitters generally opposed the intensification direction. Some cited effects on winter sun access, traffic congestion, and privacy, amongst other concern.	46.3, 198.1, 203.3, 410.2, 435.3, 454.5, 477.5, 864.3, 870.15, 893.16, 901.2, 409.2, 441.3	General opposition to intensification – Reject <ul style="list-style-type: none"> Council is required to give effect to the direction of MDRS. The proposed Sunlight QM provides a balanced approach that provides for greater sunlight access whilst enabling three storey development.

14.5.2.7 – MINIMUM BUILDING SETBACKS

Theme	Points	Submission point	Response
Considered elsewhere	<i>These submission points are beyond the scope of this evidence and are considered elsewhere.</i>	381.18, 834.66, 829.9, 829.5	<ul style="list-style-type: none"> Character Areas – Ms White Railway setbacks – Ms Oliver
Support as notified 1 submission point	The submitter supports the proposed rule, as notified.	89.9	Acknowledge

Theme	Points	Submission point	Response
<p>Garage doors</p> <p>2 submission points</p>	<p>Submitters #685 (Canterbury / Westland Branch of Architectural Designers NZ) #720 (Mitchell Coll) request that that a sub-clause is added to ensure that garage doors do not extend over the road boundary.</p>	<p>685.39</p> <p>720.14</p>	<p>Garage doors - Reject</p> <p>While I agree that such a control is beneficial, the setback control is directed by the MDRS density standard, which is tied to 'buildings'. This definition includes garages, therefore having a control for garage doors opening may have a proxy effect of increasing building setbacks.</p>
<p>Accessory building exemption</p> <p>8 submission points</p>	<p>A number of different requests were made for this rule. Specifically:</p> <ul style="list-style-type: none"> • Ensure that 'nil' is stated to be clear that no setback shall apply (#903, #914, #293). • Remove the performance criteria (#877, #834). • Reduce the exempted length from 10.1m to 6.2m (#685, #720). • The exclusion is removed (#811). 	<p>877.29, 834.188, 903.39, 914.15, 720.15, 685.41, 293.2, 811.60,</p>	<p>Accessory building exemption</p> <p>Accept in-part – #903, #914, #293</p> <p>I accept that greater clarity is needed, however reinstating Nil may not achieve this.</p> <p>Reject – remaining submission points</p> <p>The exemption is carried over from the operative Plan and ensures adequate flexibility for common accessory buildings, with additional flexibility. Removing performance criteria is considered inappropriate as remaining built form standards would ineffectively manage potential overshadowing, dominance, and privacy effects.</p>
<p>Exclusions of eaves, overhangs, and gutters</p> <p>4 submission points</p>	<p>Submitters requested the following regarding this exemption:</p> <ul style="list-style-type: none"> • Be clear that exemption only applies when dimensions are met (#811). • Increase to 600mm, with 200mm for gutters (#834). • Decrease to 300mm overall along the road boundary (#685). • Increase to 600mm, with 50% of any overhang greater than 300mm included in coverage (#684). 	<p>811.60, 684.5, 834.188, 685.40</p>	<p>Exclusions of eaves, overhangs, and gutters - Accept in-part</p> <p>As per response to site coverage exemption, I agree that the exemption can be made more flexible and recommend a total exemption of 650mm, accounting for any overhang, eave, or gutter, rather than separating out elements. I make reference to evidence by Mr Hattam.</p>

Theme	Points	Submission point	Response
<p>Corner sites 1 submission point</p>	<p>Submitter #38 requests that the clarity of the rule for setbacks on corner sites is improved.</p>	<p>38.3</p>	<p>Corner sites - Accept in-part</p> <p>I agree that the application for corner sites is unclear, however the rule is an MDRS density standard. I have interpreted the corner site inclusion to note that there are no rear boundaries for such sites and only side boundary controls would apply. As the setback control is the same, I do not see this has having any material effect. Clarity could be improved with an explanatory diagram.</p>
<p>Advice note 1 submission point</p>	<p>Fire and Emergency (842) requests that the following advice note is appended to building setback standards:</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>	<p>842.32</p>	<p>Advice note – Accept #842.32</p>
<p>Greater restrictions 18 submission points</p>	<p>Most submitters sought that setbacks were increased to better protect sunlight access and reduce privacy and dominance effects. Some made specific reference to the management of window sizes that would overlook living areas as part of the assessment process.</p> <p>Submitters #710 and #734 sought that greater restrictions are applied along heritage interfaces. Here, reference is made to evidence by Ms Dixon and Ms Richmond.</p>	<p>653.1, 23.1, 701.8, 734.3, 383.1, 431.3, 519.24, 469.4, 710.1, 679.4, 220.7, 221.7, 710.2, 222.11, 673.10, 674.1, 876.27, 272.5</p>	<p>Greater restrictions - Reject in-part</p> <p>Applying greater restrictions would be contrary to MDRS and s77G of the Act. However, I accept that there can be consideration of privacy and safety effects as part of the matters of discretion if there is a breach of the MDRS standard.</p>

Theme	Points	Submission point	Response
	Submitter #876 requests that safety effects of increased shade and frost upon the cycleways and footpaths within the zone are better considered.		
General opposition to intensification response 4 submission points	These submitters expressed a general opposition to the intensification response, as directed, or requested a lesser approach overall.	134.5, 1047.3, 504.7 901.3	General opposition to intensification response - Reject Council is required to give effect to MDRS through s77G of the Act.

14.5.2.8 – OUTLOOK SPACE PER UNIT

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
673	Anne Ott		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.	Accept in-part	Council is required to apply the applicable MDRS density standard. Consideration of privacy has been considered as part of Matters of Discretion.
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	Seek Amendment	Add a further subclause to subclause (i) reading, “be contained within the property boundaries.”	Reject	Such a control would be beyond the MDRS density standard.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	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	Reject	Such a control would be beyond the MDRS density standard.
720	Mitchell Coll		Seek Amendment	Add a further subclause to clause (i) reading, “be contained within the property boundaries.”	Reject	Such a control would be beyond the MDRS density standard.
720	Mitchell Coll		Seek Amendment	Rule 14.5.2.8 (i)(i) Outlook Space per Unit Rewrite the subclause to, “be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room); and”	Reject	Such a control would be beyond the MDRS density standard.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
811	Luke Hinchey for Retirement Villages Association of New Zealand Inc	Retirement Villages Association of New Zealand Inc	Seek Amendment	[S]eeks to amend Standard 14.5.2.8 as follows to provide for outlook space requirements that are appropriate for retirement villages: 14.5.2.8 Outlook space per unit ... j. For retirement units, clause a applies with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms.	Reject - Out of scope	Retirement village controls in MDRS-only affected areas are considered out of scope of this Plan Change.
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	Support	14.5.2.8 – Outlook space Retain the rule as notified.	Acknowledge	

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
811	Luke Hinchey	Retirement Villages Association of New Zealand Inc	Seek Amendment	Decision sought: [S]eeks to amend Standard 14.5.2.8 as follows to provide for outlook space requirements that are appropriate for retirement villages: 14.5.2.8 Outlook space per unit ... j. For retirement units, clause a applies with the following modification: The minimum dimensions for a required outlook space are 1 metre in depth and 1 metre in width for a principal living room and all other habitable rooms.	Reject - Out of scope	Retirement village controls in MDRS-only affected areas are considered out of scope of this Plan Change.

14.5.2.9 – STREET SCENE AMENITY AND SAFETY – FENCES

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
30	Doug Latham		Seek Amendment	Amend Rule 14.5.2.9 'Street scene amenity and safety - fences' to revert to current provisions.	Accept in-part	I accept that 1.5m is inadequate to screen outdoor living areas and accept the recommendation from Mr Hattam to increase this to 1.8m.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
38	Richard Bigsby		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.	Accept in-part	I accept that 1.5m is inadequate to screen outdoor living areas and accept the recommendation from Mr Hattam to increase this to 1.8m.
89	Andrew Evans		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.	Accept in-part	I accept that 1.5m is inadequate to screen outdoor living areas and accept the recommendation from Mr Hattam to increase this to 1.8m.
684	Wayne Bond		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."	Accept in-part	I accept that 1.5m is inadequate to screen outdoor living areas and accept the recommendation from Mr Hattam to increase this to 1.8m.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	Seek Amendment	Rewrite to “Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level.”	Reject in-part	While I accept that greater clarity of where height is measured from is needed, I do not accept that greater heights are appropriate in Flood Management Areas.
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	Seek Amendment	Rewrite the heading to “Fencing and Screening”	Accept	
720	Mitchell Coll		Seek Amendment	Rule 14.5.2.9 (a) - Street Scene Amenity and Safety - Fences Rewrite the rule to, “Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level.” Rewrite the rule heading to, “Fencing and Screening”.	Reject in-part	While I accept that greater clarity of where height is measured from is needed, I do not accept that greater heights are appropriate in Flood Management Areas. I accept that the name can be changed.
814	Jo Appleyard for Carter Group Limited	Carter Group Limited	Oppose	Oppose Rule 14.5.2.9. Seek that this be deleted.	Reject	Council is able to apply related provisions under s80E of the Act.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
823	Jo Appleyard for The Catholic Diocese of Christchurch	The Catholic Diocese of Christchurch	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.	Reject	Council is able to apply related provisions under s80E of the Act.
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	Seek Amendment	14.5.2.9 - fencing [sic] Retain clause (iii) as notified. Delete clauses (i) and (ii) and replace with the following (Operative Plan rule and associated diagrams reinstated):	Accept	

14.5.2.10 – WINDOWS TO STREET

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	Seek Amendment	[Specify that t]he area is measured on the visible interior faces of walls.	Accept in-part	A new definition for street-facing facades has been proposed to address this issue.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
186	Bob Burnett		Oppose	Oppose requirement for 20% glazed area to street frontage in particular on southern facing housing.	Reject in-part	Council is required to implement the MDRS density standard, making this more lenient as appropriate. Such orientation-based issues can be considered through consent.
762	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	New Zealand Institute of Architects Canterbury Branch	Seek Amendment	[Introduce Clause or amend proposed rule] to address thermal performance of windows, including overheating or loss of heat depending on the orientation.	Reject	Council is required to implement the MDRS density standard, only making this more lenient as appropriate.
673	Anne Ott		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.	Reject in-part	Council is required to implement the MDRS density standard, only making this more lenient as appropriate.
519	James Carr		Seek Amendment	Seeks a visual connection rule be added to the zone.	Reject	Council is required to implement the MDRS density standard, only making this more lenient as appropriate.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	Seek Amendment	That the area calculation excludes any garage walls.	Reject in-part	Council is required to implement the MDRS density standard, only making this more lenient as appropriate. A definition has been added to make this clearer, however applying the control as requested would act as an incentive to only have garage walls facing the street, resulting in the opposite effect of what the intention of the rule is.
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	Seek Amendment	14.5.2.10 – Windows to the street 1. Retain clauses (a)-(d) as notified. 2. Delete clause (e).	Reject in-part	I accept that the wording in e) could be clearer and recommend changes accordingly.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
811	Luke Hinchey for Retirement Villages Association of New Zealand Inc	Retirement Villages Association of New Zealand Inc	Seek Amendment	amend Standard 14.5.2.10 as follows to provide for retirement units: 14.5.2.10 Windows to street a. Any residential unit or retirement unit, facing the a public street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.	OUT OF SCOPE - Reject	Retirement village controls in MDRS-only areas are out of scope.
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	Seek Amendment	Amend subclause (c) from 12m to 6m	Reject	The 12m exemption is considered appropriate to address a variety of dwelling forms and only applies to street-facing facades, which has proposed to be defined in the Plan.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
720	Mitchell Coll		Seek Amendment	<p>Amend subclause (c) from 12m to 6m</p> <p>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.</p> <p>The area of measurement is more clearly defined, is it from finished floor level to finished ceiling level, or from ground level?</p> <p>That the area calculation excludes any garage walls. This is the approach taken by, for example, the Selwyn District Council.</p> <p>Amend subclause (e) from 17.5% to 15%.</p>	Reject in-part	<p>The 12m exemption is considered appropriate to address a variety of dwelling forms and only applies to street-facing facades, which has proposed to be defined in the Plan.</p> <p>The rule has been recommended to be further modified to permit 15% under specific conditions.</p>
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	Seek Amendment	<p>[That t]The area of measurement is more clearly defined, is it from finished floor level to finished ceiling level, or from ground level?</p>	Accept in-part	<p>The diagram included addresses where this is measured from, but accept that greater clarity can be provided, as required.</p>
89	Andrew Evans		Seek Amendment	<p>Amend 14.5.2.10 b. to remove all mention of a single gable exclusion and replace to exclude all roof spaces.</p>	Reject in-part	<p>The exclusion as notified is intended to operate as per the submission point.</p>

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	Seek Amendment	Amend subclause (e) from 17.5% to 15%.	Accept in-part	The rule has been recommended to be further modified to permit 15% under specific conditions.
235	Geordie Shaw		Seek Amendment	[That the standard allows more flexibility in achieving the intent of the policies]	Accept in-part	The rule has been recommended to be further modified to permit 15% under specific conditions.
89	Andrew Evans		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%)	Accept in-part	The rule has been recommended to be further modified to permit 15% under specific conditions.
762	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	New Zealand Institute of Architects Canterbury Branch	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.	Accept in-part	This is addressed in the definition of street-facing façade and the diagram included. However, I accept that greater clarity could be provided in the diagram.
903	Andrew Mactier for Danne Mora Limited	Danne Mora Limited	Seek Amendment	Amend 14.5.2.11 to ensure the term 'road' is identified as a definition.	Reject	This is already defined in Chapter 2.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
762	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	New Zealand Institute of Architects Canterbury Branch	Seek Amendment	[Amend text to address spelling mistake on 14.5.2.10 e. i. “highter”]	Accept	
55	Tobias Meyer		Support	Retain Rule 14.5.2.10 - Windows to street	Acknowledge	

14.5.2.11 – MINIMUM UNIT SIZE

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	Support	Retain rule as notified.	Acknowledge	
914	Julie Comfort for Davie Lovell-Smith Ltd	Davie Lovell-Smith Ltd	Seek Amendment	Amend 14.5.2.11 to ensure the term ‘road’ is identified as a definition.	Reject	This is defined in Chapter 2.

14.5.2.12 – GROUND FLOOR HABITABLE ROOM

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	Seek Amendment	<p>14.5.2.12 – Ground floor habitable room Amend the rule as follows:</p> <p>a. Any building that includes a residential unit shall:</p> <p>i. Where the residential unit fronts a road or public open space, unless built over a separate ground floor residential unit, have a habitable room located at ground floor level with a minimum internal dimension of 3 metres; and</p> <p>ii. Any residential unit shall have at least 50% of any ground floor area as habitable rooms.</p> <p>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</p> <p>b. Where the permitted height limit is over 11m (refer to Rule 14.5.2.3), a</p>	Accept in-part	I refer to recommendations by Mr Hattam.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
				<p>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.</p> <p>c. This rule does not apply to residential units in a retirement village.</p>		
673	Anne Ott		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.	Reject in-part	Privacy considerations are considered through matters of discretion.
823	Jo Appleyard for The Catholic Diocese of Christchurch	The Catholic Diocese of Christchurch	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.	Accept in-part	Provisions proposed are not intended to restrict MDRS density standards. Council is required to implement MDRS across all relevant residential standards, only making this more lenient as appropriate, or when giving effect to Policy 3.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
814	Jo Appleyard for Carter Group Limited	Carter Group Limited	Oppose	Oppose Rule 14.5.2.12. Seek that this be deleted.	Reject	Provisions proposed are not intended to restrict MDRS density standards. Council is required to implement MDRS across all relevant residential standards, only making this more lenient as appropriate, or when giving effect to Policy 3.
293	Lincoln Platt for Exsto Architecture	Exsto Architecture	Seek Amendment	Amend the wording of clause (ii), provision 14.5.2.12 to 'shall have at least 50% of any ground floor area as habitable rooms'.	Reject	The rule is designed to be applied any residential unit at the ground floor within a site.

14.5.2.13 – SERVICE, STORAGE, AND WASTE MANAGEMENT

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
184	Kelly Bombay for University of Canterbury	University of Canterbury	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	Accept in-part	I accept that greater clarity should be provided for the rule and it's application.

798	Bjorn Dunlop for Wolfbrook	Wolfbrook	Seek Amendment	Clarify Storage requirement	Accept	I accept that greater clarity should be provided for the rule.
798	Bjorn Dunlop for Wolfbrook	Wolfbrook	Seek Amendment	Amend waste management space requirement to be more flexible for communal bin areas and waste management plans.	Accept	I recommend that a new Controlled Activity is added for communal bins, reflective of the prospective bylaw changes.
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	Seek Amendment	14.5.2.13 - storage 1. Retain clause (a). 2. Delete clause (b). 3. Alternatively storage could be addressed as an assessment matter for developments of 4 or more units.	Reject	Internal storage controls are important to ensure that housing is designed for multiple household types and improves the transition to a more intensified urban form.
30	Doug Latham		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.	Reject	Internal storage controls are important to ensure that housing is designed for multiple household types and improves the transition to a more intensified urban form.
89	Andrew Evans		Oppose	Seek to remove requirement for storage space.	Reject	Internal storage controls are important to ensure that housing is designed for multiple household types and improves the transition to a more intensified urban form.

798	Bjorn Dunlop for Wolfbrook	Wolfbrook	Seek Amendment	Washing line space should not be a dedicated area if a fold down system is proposed.	Reject	Such an approach is likely to lead to perverse outcomes, increasing conflicts in outdoor areas. I refer to evidence by Mr Hattam and Ms Blair.
814	Jo Appleyard for Carter Group Limited	Carter Group Limited	Oppose	Oppose 14.5.2.13. Seek that this be deleted.	Reject	This caters for the day-to-day needs of residents. Internal storage controls are important to ensure that housing is designed for multiple household types and improves the transition to a more intensified urban form.
762	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	New Zealand Institute of Architects Canterbury Branch	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.	Accept	This improve clarity of the rule and recommend is adopted.
112	Nikki Smetham		Support	[Retain minimum storage standard]	Acknowledge	

811	Luke Hinchey for Retirement Villages Association of New Zealand Inc	Retirement Villages Association of New Zealand Inc	Seek Amendment	Either delete Built Form Standard 14.5.2.13. or amend Standard 14.5.2.13 as follows to provide for retirement units: 14.5.2.13 Service, storage and waste management spaces [Standard as notified] This standard does not apply to retirement villages or their associated units within.	Reject - Out of Scope	
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14.5.2.14 – WATER SUPPLY FOR FIRE FIGHTING

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	Not Stated	Neutral - no decision given	Acknowledge
842	Lydia Shirley for Fire and Emergency	Fire and Emergency	Support	Retain Rule 14.5.2.14 - Water supply for firefighting as notified.	Acknowledge

14.5.2.15 – GARAGING AND CARPORT BUILDING LOCATION

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
811	Luke Hinchey for Retirement Villages Association of New Zealand Inc	Retirement Villages Association of New Zealand Inc	Seek Amendment	[S]eek[s] to amend Standard 14.5.2.15 to exclude retirement units.	Accept in-part	Operative retirement village controls should apply in MRZ.
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	Seek Amendment	<p>14.5.2.15 – Garage location Amend the rule as follows:</p> <p>14.5.2.15 garaging and carport building and parking area location</p> <p>When developing four or more residential units on a single site, where a residential unit fronts towards a road, any garage, or carport shall be located at least 1.2 metres behind the front façade of a residential unit.</p>	Accept in part	I agree with the proposed changes, however also recommend that parking area and street-facing façade should be noted in the rule.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
798	Bjorn Dunlop for Wolfbrook	Wolfbrook	Seek Amendment	Amend to control garaging on the street facing boundary only as that is the primary view.	Accept in part	I agree that the application of the rule should simply be for street-facing units and recommend changes accordingly.
823	Jo Appleyard for The Catholic Diocese of Christchurch	The Catholic Diocese of Christchurch	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.	Accept in part	Council is able to apply related provisions under s80E of the Act where this does not impede MDRS density standards from being achieved.
814	Jo Appleyard for Carter Group Limited	Carter Group Limited	Oppose	Oppose Rule 14.5.2.15. Seek that this be deleted.	Reject	Council is able to apply related provisions under s80E of the Act where this does not impede MDRS density standards from being achieved.
811	Luke Hinchey	Retirement Villages Association of New Zealand Inc	Seek Amendment	Decision sought: [S]eek[s] to amend Standard 14.5.2.15 to exclude retirement units.	Accept in-part	The operative retirement village rules should apply.

14.5.2.16 – BUILDING REFLECTIVITY

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	Seek Amendment	Amend subclause (a) from 30% to 45% LRV.	Reject	The operative LRV rating is sought to be retained within residential hills.
720	Mitchell Coll		Seek Amendment	Amend subclause (a) from 30% to 45% LRV.	Reject	The operative LRV rating is sought to be retained within residential hills.
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	Oppose	14.5.2.16 – Building reflectivity; and RD29 Delete rule.	Reject	The operative LRV rating is sought to be retained within residential hills.

14.5.2.17 – LOCATION OF OUTDOOR MECHANICAL VENTILATION

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
720	Mitchell Coll		Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened.	Accept	I agree and recommend changes accordingly.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
762	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	New Zealand Institute of Architects Canterbury Branch	Seek Amendment	[Remove or re-write rule to clarify the intention with regard to aesthetics, acoustics or comfort]	Accept-in part	The principal reason for the rule is to better manage street amenity and connectivity. Changes have been recommended to simplify the rule accordingly.
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	Oppose	14.5.2.17 – Location of outdoor mechanical ventilation; And RD30 Delete the rule.	Reject	The principal reason for the rule is to better manage street amenity and connectivity. Changes have been recommended to simplify the rule accordingly.
52	Gavin Keats		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.	Reject	The principal reason for the rule is to better manage street amenity and connectivity. Changes have been recommended to simplify the rule accordingly. The requested control would be excessive and are best managed through district-wide acoustic controls.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened.	Accept	I agree and recommend changes accordingly.
823	Jo Appleyard for The Catholic Diocese of Christchurch	The Catholic Diocese of Christchurch	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.	Reject	The principal reason for the rule is to better manage street amenity and connectivity. Changes have been recommended to simplify the rule accordingly.
814	Jo Appleyard for Carter Group Limited	Carter Group Limited	Oppose	Oppose Rule 14.5.2.17. Seek that this be deleted.	Reject	The principal reason for the rule is to better manage street amenity and connectivity. Changes have been recommended to simplify the rule accordingly.
89	Andrew Evans		Oppose	Retain the current provisions.	Reject	The principal reason for the rule is to better manage street amenity and connectivity. Changes have been recommended to simplify the rule accordingly.

14.6 – HIGH DENSITY RESIDENTIAL ZONE

14.6.1 – ACTIVITY TABLES

Theme	Points	Submission point(s)	Response
Considered elsewhere	<i>These submission points relate to matters not addressed in this evidence.</i>	805.27, 1048.28, 834.213	<p>Please make reference to the following evidence:</p> <ul style="list-style-type: none"> • Airport Noise Contour – Ms Oliver • Residential Character Areas – Ms While • Residential Character Areas – Ms Dixon • Electricity transmission – Ms Oliver • Industrial / Residential interface – Ms Ratka • Railway setback – Ms Oliver • Landscaping and Tree Canopy – Ms Hansbury
Support, as notified 166 submission points	These 157 submitters expressed broad support for the proposed council intensification response, specifically enabling residential buildings of six and 10-storeys.	72.3, 191.8, 233.12, 262.10, 263.10, 264.12, 265.12, 266.12, 267.12, 268.12, 269.12, 270.12, 271.12, 273.12, 274.12, 274.13, 305.4, 342.10, 345.12, 346.12, 347.12, 350.9, 361.8, 362.10, 365.11, 366.12, 370.12, 371.8, 372.12, 373.12, 374.12, 375.12, 379.11, 384.12, 387.12, 389.10, 391.12, 392.12, 393.12, 394.11, 395.12, 415.8, 416.5, 503.10, 505.5, 510.6, 512.13, 515.12, 516.12, 517.12, 519.15, 520.12, 521.12, 522.12, 523.5, 524.12, 525.12, 527.12, 529.12, 531.5, 532.11, 533.12, 537.10, 541.4, 542.4, 544.4, 551.13, 552.12, 553.4, 554.4, 555.13, 555.4, 557.4, 558.3, 559.4, 560.4, 562.4, 563.11, 567.12, 575.12, 576.8, 577.13, 578.12, 586.6, 587.12, 588.12, 589.12, 594.9, 595.4,	Acknowledge

Theme	Points	Submission point(s)	Response
		596.4, 597.4, 598.4, 600.6, 601.4, 603.4, 604.4, 606.4, 607.4, 608.4, 609.3, 610.4, 612.4, 613.4, 614.4, 615.4, 616.4, 617.4, 618.4, 619.4, 620.4, 622.8, 628.4, 632.4, 634.4, 635.4, 639.5, 640.4, 641.4, 642.4, 643.12, 645.4, 646.12, 648.4, 649.4, 650.4, 651.4, 652.4, 655.12, 658.5, 661.5, 662.5, 713.12, 714.8, 715.12, 717.12, 719.12, 721.5, 722.4, 724.7, 727.7, 733.12, 738.11, 752.12, 753.12, 754.12, 808.4, 832.12, 837.12, 839.12, 840.12, 843.12, 844.12, 1049.12, 846.7, 918.11, 254.3, 261.12	
	<p>These 9 submission points expressed support for specific provisions, as notified, namely:</p> <ul style="list-style-type: none"> • Retaining the activity status of activities throughout HRZ (#61); • Retaining P1 (#237, #191); • Retaining P6, P7, P12, P13, C1, C2, and RD1 (#237); • Retaining RD5 (#556). 	61.26, 61.27, 61.28, 61.25, 237.36, 237.34, 191.5, 237.35, 556.8	Acknowledge
<p>Building height 4 submission points</p>	<p>Submitters raised several points:</p> <ul style="list-style-type: none"> • 10-storeys area should be increased to 35-storeys (#602); • Opposed to 10-storey (32m) heights (#237); • Increase permitted heights to at least 6 storeys (#121); 	602.8, 237.6, 121.23, 834.212	<p>Building height:</p> <p>Reject – 602.8, 237.6</p> <p><i>Please refer to assessment under the built form standard.</i></p>

Theme	Points	Submission point(s)	Response
	Delete RD7 and RD8, replace with one rule for height non-compliances and retain notified matters of discretion (#834).		<p>Accept – 121.23, 834.212</p> <p>As a consequence of recommendation to the building height built form standard, RD rules must be updated. Reference is made to assessment under the built form standard.</p>
<p>Reduce central city heights</p> <p>1 submission point</p>	Robert J Manthei (#200) requests that buildings do not exceed 12m within the HRZ in the 4 Avenues.	200.7	<p>Reduce central city heights:</p> <p>Reject</p> <p>Council is required to provide for an intensification response in accordance with Policy 3 of the NPS-UD, which requires at least six storeys to be enabled surrounding the city centre zone.</p>
<p>Central city focus</p> <p>3 submission points</p>	These submitters requested that any HRZ intensification is limited to the central city, with submitter #671 also requesting that this should also apply to the [former] Red Zone land [SPOARC].	81.1, 81.2, 671.2	<p>Central city focus:</p> <p>Reject</p> <p>Council is required to provide for an intensification response in accordance with Policy 3 of the NPS-UD. Only a few sites within the former Red Zone are considered to lie within a Policy 3(c) catchment, but a qualifying matter has been proposed over this are to restrict intensification. Reference is made to evidence by Ms Hansbury.</p>
<p>Framework</p> <p>1 submission point</p>	Wolfbrook (#798) request that there are no Discretionary Activities for residential activities.	798.5	<p>Framework:</p> <p>Accept</p> <p>As stated earlier, I agree that there is a limit of RD for any residential activities. This should be applied throughout.</p>

Theme	Points	Submission point(s)	Response
Specific rules 12 submission points	D1 – Education facility, spiritual activity, health care facility, or preschool activities: Kāinga Ora – Homes and Communities (#834) requests that education, spiritual, health, pre-school activities are located inside the Four Avenues. Adopt the MRZ provisions/ activity status for such activities located in the HRZ outside the Four Avenues.	834.215	Specific rules: Accept - 834.215 I agree that this is a result of using the RCC sub-chapter has a basis for the HRZ chapter. The framework outlined in in the operative Plan under 14.5.1.RD8 should be adopted for such activities outside of the central city, as defined in Chapter 2.
	P10 – Retirement Villages RVA (#811) supports this as notified.	811.68	Acknowledge
	RD1 – Cultural activity at 52 Rolleston Avenue: Fire and Emergency (#842) requests that the rule reference is updated, noting an error in rule reference.	842.34	Accept - 842.34
	RD2 – Number of units, garaging, and habitable rooms: <ul style="list-style-type: none"> • Kāinga Ora – Homes and Communities (#834) requests that duplication between RD2 and RD6 is addressed. • Andrew Evans (#89) requests that no reference is made to 14.15.1 (Residential Design Principles), leaving no matters of discretion for the non-compliance. 	834.202, 89.13	Accept in-part - 834.202, 89.13 I acknowledge that there is duplication between RD2 and RD6, which should be addressed. Reference is made to the evidence of Ms Blair. However, I recommend that the request to remove reference to 14.15.1 is inappropriate and unworkable.
	RD4 – Retirement villages:	842.35	Accept - 842.35

Theme	Points	Submission point(s)	Response
	Fire and Emergency (#842) requests that the rule reference is updated, noting an error in rule reference.		
	RD5 – Retirement villages: Fire and Emergency (#842) requests that the rule reference is updated, noting an error in rule reference.	842.36	Accept - 842.36
	RD7 & RD8 – Buildings between 14-20m/20-32m; buildings over 20/32m: <ul style="list-style-type: none"> • Winton Land Limited (#556) requests for the rule to make reference to six storeys, or reference 23m, retaining the 32m control, and associated standards. The submitter also requests for any breach to be exempt from any form of notification and for the HRZ Precincts to be removed. • Submitters #61 and #237 request for matters of discretion to be broadened, restricting height to 20m and for the recession plane to be identified. 	556.9, 556.10, 61.4, 237.40	Accept in part - 556.9, 556.10 As previous, it has been recommend that the permitted heights are modified and all HRZ Precincts are removed, largely addressing this request. Reject - 61.4, 237.40 This does not adequately respond to the NPS-UD.
	RD17 – Wind effects for buildings above 20m: <ul style="list-style-type: none"> • Kāinga Ora – Homes and Communities (#834) requests that the rule is removed and replaced with a permitted standard, which could be under Chapter 6 (General Rules and Procedures). • Winton Land Limited (#556) requests that the height threshold is increased to 23m. 	834.214	Accept in-part - 834.214 As a consequence of the recommendation to change permitted heights, I consider it appropriate to create a new permitted standard within Chapter 6. The height reference should be 22m to align with permitted HRZ heights. Reference is made to evidence by Ms Blair.

Theme	Points	Submission point(s)	Response
<p>Notification</p> <p>11 submission points</p>	<p>A number of submitters requested changes to notification thresholds across HRZ rules, namely:</p> <ul style="list-style-type: none"> • Kāinga Ora – Homes and Communities (#834) and Otautahi Community Housing Trust (#877) request that notification thresholds are updated across rules. 	<p>877.34, 834.200</p>	<p>Notification:</p> <p>Accept in-part - 877.34, 834.200</p> <p>I accept that notification thresholds should be reviewed as a consequence of wider recommended changes to the framework and to better address Clause 5 of MDRS. Reference is made to the evidence of Ms Blair.</p>
	<ul style="list-style-type: none"> • Submitters #222, #584, #165, #164 request that the RD9 (Height in relation to boundary) and RD10 (Setbacks) are amended to require limited notification. Victoria Neighbourhood Association (#61) also request this is extended to RD13 (Landscaping and tree canopy cover) and RD21 (Mechanical ventilation), or any increase in height. • Susan Barrett (#236) requests that notification is required for anything over two storeys. 	<p>222.12, 164.7, 165.5, 61.52, 584.9, 61.37, 236.1</p>	<p>Reject - 222.12, 164.7, 165.5, 61.52, 584.9, 61.37, 236.1</p> <p>Specifying notification would be contrary to a s95 assessment under the Act and is considered ultra vires. Such an approach is also likely to be contrary to Clause 5 of MDRS.</p>
	<p>Submitters express support for limited notification not being precluded for non-compliances relating to height or height in relation to boundary.</p>	<p>62.5, 86.5</p>	<p>Acknowledge</p>

Theme	Points	Submission point(s)	Response
Residential design principles 3 submission points	Submitters #720 (Mitchell Coll) and #685 (Canterbury / Westland Branch of Architectural Designers NZ) request that the residential design principles (RDPs) are considered for any breach of built form standards;	720.25, 685.55, 720.24	Residential design principles: Reject - 720.25, 685.55, 720.24 I reject the request to remove RDPs from being considered under RD1 as they are appropriate to be relied upon for developments of four units or more.
Consideration of commercial activities 1 submission point	Kāinga Ora – Homes and Communities (#834) requests that a new rule is created to allow for retail, office, and commercial services as a restricted discretionary activity at the ground floor.	834.216	Consideration of commercial activities: Reject - 834.216 I consider such an approach to be contrary to the centres-based approach under the NPS-UD. Reference is made to the evidence of Mr Lightbody.
Inconsistent with Act and NPS-UD 2 submission points	Submitters #814 (Carter Group Limited) and #823 (The Catholic Diocese of Christchurch) both seek that RD6 to RD23 are removed in their entirety as they are considered Inconsistent with Act and NPS-UD, or if considered appropriate, should be a Controlled Activity.	814.171, 823.137	Inconsistent with Act and NPS-UD: Reject - 814.171, 823.137 This change relates to all newly proposed activity standards for HRZ. Removing this activity standard is an inappropriate means to manage effects. I consider that the threshold that is set is appropriate and has been provided by the Act and NPS-UD. Reference is made to section 6.2 of this report.
Greater restrictions / controls – beyond MDRS 11 submissions points	These submitters requested greater restrictions on controls directed by MDRS, namely: <ul style="list-style-type: none"> • Oppose six storeys. • Requirements for notification for activities either permitted by MDRS density standard or where directed by Clause 5 of MDRS. • Notification at southern boundary and Planes. 	771.2, 13.3, 398.5, 447.13, 460.6, 239.5, 297.5, 376.6, 295.6, 385.6, 259.12	Greater restrictions / controls – beyond MDRS: Reject – out of scope Council is required to implement MDRS in accordance with s77G of the Act, only limiting residential intensification in accordance with s77I of the Act. Requested changes would be contrary to MDRS.

Theme	Points	Submission point(s)	Response
	<ul style="list-style-type: none"> Greater controls to protect privacy and site density. <p>Ara Poutama Aotearoa (Corrections NZ - #259) requests that definitions and controls are modified to provide for housing to support the needs of Courts and Parole Board [i.e. corrections housing].</p>		<p>Reject – out of scope - 259.12</p> <p>I consider modifying such controls beyond the scope of applying MDRS.</p>
<p>General opposition to intensification</p> <p>5 submission points</p>	<p>Submitters expressed their general opposition to the intensification response, particularly permitted activities for three units or three storey buildings/</p>	427.5, 141.4, 142.2	<p>General opposition to intensification:</p> <p>Reject – out of scope - 427.5, 141.4, 142.2</p> <p>Council is required to implement MDRS in accordance with s77G of the Act, only limiting residential intensification in accordance with s77I of the Act.</p>
<p>Out of scope</p>	<p>The submitter request that an early determination on the recession plane qualifying matter.</p>	14.7	<p>Out of scope:</p> <p>Reject – out of scope - 14.7</p> <p>This submission is not on the content of the plan change.</p>

14.6.2 – HRZ BUILT FORM STANDARDS

14.6.2.1 – BUILDING HEIGHT

Theme	Points	Submission point(s)	Response
<p>Support, as notified</p> <p>35 submission points</p>	<p>Submitters supporting the HRZ proposal, specifically citing the 6 to 10 storey response and the housing</p>	793.4, 600.7, 191.7, 237.5, 595.8, 596.8, 597.8, 598.8, 601.8, 603.8, 604.8, 606.8, 550.5, 418.2, 624.12, 656.12, 137.1, 594.10, 637.2, 254.10,	<p>Acknowledge.</p>

Theme	Points	Submission point(s)	Response
	supply that would be delivered. Others stated that the approach aligns with the intent of the NPS-UD.	637.6, 551.14, 552.13 ,553.13, 554.13, 558.10, 560.13, 562.13, 563.12, 559.13, 557.9, 631.3, 507.9, 372.16, 724.9, 811.69	
Permitted building height 17 submission points	Submitters seek the following regarding permitted building height in HRZ: <ul style="list-style-type: none"> • Amend to reflect bordering higher density: 22m bordering CCZ, 16m bordering TCZ, 18m Boarding Larger TCZ, 12m bordering any other centre (#685, #720). • Retain 14m building height (#280, #16, #61). • Reduce to two storey (#229). • Reduce to 11m (#28). • Increase to 20m permitted [esp. on Park Tce] (#749). • Increase to 22m permitted (#834). • Increase to 23m permitted (#556, #814, #823). • Increase to 36m permitted around Riccarton, Hornby, and Papanui centres (#834). • Retain heights in Central City / Remove all height control in Central City and focus development here. • Only permit four storeys in any residential area. 	280.1, 229.3, 749.4, 834.218, 556.12, 814.172, 823.138, 685.56, ,720.26, 378.1, 481.1, 28.1, 16.4, 310.3, 45.2, 344.10, 61.50	<p>Permitted building height:</p> <p>I agree that greater building heights should be permitted to better give effect to the direction under the NPS. Note that under section 6.2, I discuss how ‘enabling’ can be an activity status of anywhere between and including Permitted to Restricted Discretionary. Consideration of notification thresholds must also be considered, alongside how zone objectives and policies set development outcomes in a way that supports the outcomes sought under the NPS-UD.</p> <p>Building heights are proposed to change from being permitted up to 14m, and then RDA thereafter, to being the full height that the zone anticipates. However, the consent trigger of >3 units remains due to the relative importance of site layout, practicality, and building design – exacerbated as density increases.</p> <p>I support the increase of permitted heights to better give effect to the NPS-UD direction. Council has demonstrated that a height of 20m is adequate to provide for six storey development, however I support further modification of this to better enable six storey development and architectural and building design variation and innovation. I recommend that the permitted building height is increased to 22m, subject to specific form controls.</p>

Theme	Points	Submission point(s)	Response
	<ul style="list-style-type: none"> Generally, apply a more restrictive threshold. 		<p>Regarding the request by #685 and #720, the building heights proposed a less than the heights proposed to respond to Policy 3. I recommend the request is rejected.</p> <p>The metropolitan centres response by Kainga Ora (#834) has been considered by Mr Lightbody, who maintains that Riccarton, Hornby, and Papanui Centres do not meet the criteria to be a metropolitan centre. However, building heights within these centres are proposed to be increased to enable 10 storey development (32m). I support this recommendation. Accordingly, I recommend that the requested 36m permitted building height around these centres is rejected.</p> <p>Regarding a greater focus on the central city. I agree with submitters who state that the centre should have the greatest focus.</p> <p>The NPS-UD requires that greater intensification is progressed within the central city. There is a scale and significance element to this, with the largest centres required to have the greatest building heights. The notified proposal was to have 10-storeys surround the central city, due to the levels of services, transport, and housing demand within and around the centre. As earlier noted, I accept that this level could be increased to increase the incentives of development within and around the central city. Enabled building heights and controls should be seen to be commercially feasible in order to be attractive and focus development around the centre. I therefore partially accept those submissions seeing to increase</p>

Theme	Points	Submission point(s)	Response
			<p>this height, recommending this is increased to 12-storeys.</p> <p>Land within the central city (4 Avenues) is considered stand out, both in terms of its positioning in the current Plan and historically through the city's development. I therefore believe there is merit in also having an enabled building height which is greater than six storeys – i.e. introducing a third tier of building height for residential development within the walkable catchment from the central city.</p> <p>Recommendation included in this report accordingly propose that the future intensified 10-storey area is increased to 12-storey. Council is however required to provide a full Policy 3 response, which includes commercial centres outside of the city centre. I therefore reject any submission requesting a permitted building height less than 22m in height.</p> <p>As noted earlier, the Plan Change does not consider the greater enablement of specific land use activities, such as retirement villages.</p>
<p>Modification(s) to proposed rule</p> <p>11 submission points</p>	<p>Submitters seek further modification of rule, being:</p> <ul style="list-style-type: none"> • Require geotechnical assessment for any development over 10m. • Require notification and consent for anything above 2 storeys. • General improvements in clarity. • Check applications for compliance with rule. 	<p>564.6, 236.2, 320.1, 842.37, 696.5, 1075.4, 337.3, 21.4, 295.3, 67.10, 242.4, 685.33</p>	<p>Modification(s) to proposed rule:</p> <p>The geotechnical assessment threshold is largely established within the delegation afforded to Council through the Building Act, outside of those areas of high natural hazard risk. I have discussed this with Council's Senior Geotechnical Engineer, Ms Hebert, who has advised that site-specific geotechnical assessment and specific engineering design with geotechnical input is required for any residential development above two storeys, as is required for</p>

Theme	Points	Submission point(s)	Response
	<ul style="list-style-type: none"> • Emergency service facilities, emergency service towers and communication poles are exempt from this rule (#842) • Lower heights to protect sun access / ensure not loss of sun access. • Better protect neighbouring privacy. • Increase wind assessment threshold to avoid unnecessary consenting and encourage six storey development. • Exemption for gable ends. 		<p>building two storeys or less in areas with high liquefaction vulnerability (like TC3).</p> <p>I therefore recommend that this request is rejected.</p> <p>Wind has been considered as part of the proposal and is proposed to be set at a threshold that is above permitted heights [i.e. buildings above 22m].</p> <p>I therefore recommend that this request is rejected</p> <p>Exemptions for emergency service facilities and equipment:</p> <p>The submitter does not appear to suggest an alternative permitted height for such activities (noting that an ‘unlimited’ height would be inappropriate in a residential context). I recommend that the maximum permitted height in the zone (14m) is provided for emergency service building, with exemptions for associated communication equipment.</p> <p>Regarding exemptions for gable ends - Reject:</p> <p>Allotments in Christchurch are typically deeper than they are wider, tending to force developments to be perpendicular to the road, having front doors and gable ends parallel to internal boundaries. Council has applied the Sunlight Access qualifying matter to better protect sun access in residential areas. The exemption of gable ends has the potential to compromise this, with additional shading effects across internal boundaries.</p>

Theme	Points	Submission point(s)	Response
			<p>Rule structure, clarity, and applying more restrictive controls</p> <p>The building height rule has been redrafted due to the application of a 'full' permitted building height. This has simplified its application and the consenting pathway. Controls that would restrict Policy 3 development would be contrary to s77G without an identifiable qualifying matter and I therefore recommend submissions are rejected.</p>
<p>Minimum building height</p> <p>13 submission points</p>	<p>Submitters raised the following points regarding the proposal to have a minimum building height of 7m in HRZ:</p> <ul style="list-style-type: none"> • Approach counterproductive, impractical and overly restrictive / not enabling under NPS-UD. • Single storey development should be allowed in suburbs. • It must state two storey (#30). • Also add provision that developments must be greater than 3 units (#685). • Increase this to being no less than what is permitted in HRZ [14m] and permitted heights boarding commercial centres increased (#685). • Must be 3-4 storeys as minimum (#147). • Bottom units would have lesser sunlight access (as per sunlight access) and have poor health outcomes / amenity effects in existing suburban areas. 	<p>638.9, 720.27, 237.41, 147.4, 685.57, 625.10, 220.9, 221.9, 758.1, 772.1, 30.11, 867.2, 903.36</p>	<p>Minimum building height:</p> <p>Significant enablement is provided in HRZ areas when compared to operative Plan rezoning. The objective is to seek a transition to a higher density urban form. Residential s32 reporting showed that, despite RMD anticipating up to three storey development, almost 40% of development remains for single level dwellings (page 112). Setting a minimum baseline seeks to ensure that at least <i>some</i> form of intensification is progressed in the zone. While a greater level of height may better reflect zone outcomes, this may be considered infeasible for a variety of reasons (ground conditions, site dimensions, site layout, site size, expense of lifts and/or fire regulation(s), etc.) and therefore two storeys is seen as a balanced approach between enabling housing while not artificially restricting housing development.</p> <p>Older persons housing is possible at level, with a number of retirement villages in Christchurch adopting a multi-level building design. However, I acknowledge that this only addresses a small proportion of the market. I therefore recommend that matters of discretion better consider older persons housing.</p>

Theme	Points	Submission point(s)	Response
	<ul style="list-style-type: none"> Single level dwellings should be permitted for older persons housing. 		<p>Building height is used as a means to avoid conflating the definition of what constitutes a separate level, for example, whether a mezzanine is defined as a separate floor. A minimum building height of 7m likely forces a landowner/developer to build to two storeys, since it is unlikely that a single storey dwelling of such a height is commercially feasible.</p> <p>I agree that the rule could potentially add an unintended complication for one-off developments or extensions. In light of this, and the request by #685, I recommend that the rule is modified to only apply to development of 3 units or greater.</p>
Maximum height control	<p>Submitters seek that there is either an absolute maximum for residential units of five storeys (#276.1), or a maximum height of 22m.</p>	276.1, 338.3, 339.4	<p>Maximum height control:</p> <p>As discussed earlier, MDRS sets a maximum activity status of restricted discretionary, limiting the application of a maximum threshold. I therefore recommend the submissions on this matter are rejected.</p>
<p>Greater location control/variation</p> <p>5 submission points</p>	<p>Submitters seek that there is greater variation in where HRZ is applied and to what degree. Points raised:</p> <ul style="list-style-type: none"> Height limit of two-storey near Lacebark Lane close to local industrial and commercial zones (#349.9) Manage interface between MRZ and HRZ; ensure that MRZ heights and planes applied (#330.1) 	602.4, 349.3, 330.1, 55.6, 834.218	<p>Greater location control/variation:</p> <p>Addressing the requests in turn:</p> <p>Lacebark Lane is largely covered by the Residential-Industrial Interface qualifying matter. Reference should be made to evidence by Ms Ratka.</p> <p>Applying a more restrictive approach to MRZ along the HRZ boarder would not meet the requirements of Policy 3. I therefore recommend that this submission is rejected.</p>

Theme	Points	Submission point(s)	Response
	<ul style="list-style-type: none"> • 10-storey HRZ area increased to 35-storey (#602.4) • Up to eight storeys within areas with good walkability (#55) • Incentivise within 5km of CCZ (#55) • Increase intensification around centres (#55) • Increase to 36m permitted around Riccarton, Hornby, and Papanui centres (#834). 		<p>I do not support increasing the 10-storey area to 35-storeys due to the potential to adversely impact on the future economic viability of the central city. Such a height would not be seen to provide a scaled approach to centres and would not meet the requirements of a Policy 1 of the NPS-UD. I therefore recommend that this submission is rejected.</p> <p><i>Requests for greater intensification around specific centres, increases in catchments (#55, #834)</i></p> <p>Sections 6.3 and 6.4 of this report details recommended changes to catchments and levels of intensification. To summarise: greater intensification has been recommended around CCZ (12-storeys); all catchments around centres (except for large Local Centres) have a greater catchment; further rationalisation of zone boundaries has been recommended; greater intensification within Large Town Centres has been recommended by Mr Lightbody; and eight storeys has only been recommended as compensation for lost capacity around the Riccarton Town Centre.</p>
<p>More restrictive than MDRS</p> <p>1 submission point</p>	<p>Submitter seeks that permitted building level is set at two storeys, requiring consent at three.</p>	<p>239.3</p>	<p>More restrictive than MDRS – out of scope:</p> <p>As discussed above, such an approach would be contrary to s77G of the Act.</p>

Theme	Points	Submission point(s)	Response
<p>Opposed to Policy 3 response</p> <p>23 submission points</p>	<p>Submitters are generally opposed to the proposed Policy 3 intensification response, specifically stating:</p> <ul style="list-style-type: none"> • Focus should be on the central city, only / suburban areas limited to 3 storeys. • Generally opposed to intensification beyond 3 storeys; • Exempt block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line; retain Suburban Residential Transitional Zone. • Opposed to six storeys in Hornby; • Opposed to six storeys in Merivale; • Better respond to traffic and amenity effects. 	<p>862.2, 636.2, 892.4, 359.2, 902.19, 864.2, 413.5, 177.1, 666.2, 504.3, 571.27, 81.3, 34.1, 890.2, 889.2, 712.2, 450.1, 71.1, 160.2, 496.2, 10.2, 712.1, 142.4</p>	<p>Opposed to Policy 3 response:</p> <p>The greater focus of intensification around CCZ has been discussed earlier. Council is required to enable at least 3 storeys (MDRS) and provide for a greater intensification response through Policy 3 of the NPS, including at least six storeys. Providing for a building form less than this would be contrary to the Act (s77G and s77I).</p> <p>The above applies for requests around Riccarton (Large Town Centre Policy 3 catchment), Hornby (Large Town Centre Policy 3 catchment), and Merivale (Large Local Centre Policy 3 catchment).</p>
<p>Generally opposed to intensification</p> <p>30 submission points</p>	<p>General opposition to increase building heights; retain status quo generally sought. Other factors raised are effects on: privacy, amenity, housing supply, green spaces, and traffic.</p>	<p>225.7, 348.2, 203.2, 654.6, 224.3,486.5, 460.4, 410.3,414.2, 23.4, 171.2, 807.6, 427.3, 467.5, 473.2, 408.1, 422.1, 471.5, 447.5, 477.4, 449.2, 434.2, 870.4, 456.2, 1047.4, 335.4, 866.2, 230.2, 777.2, 297.6</p>	<p>Generally opposed to intensification:</p> <p>These submissions request a scale of development that is less than MDRS or the requirements of Policy 3 of the NPS-UD. I recommend that submissions are considered out of scope and rejected.</p>

14.6.2.2 – HRZ HEIGHT IN RELATION TO BOUNDARY (SUNLIGHT ACCESS QM)

Main theme	Points	Submission point number	Response
<p>Support Sunlight Access approach</p> <p>14 submission points</p>	<p>Support the qualifying matter, as notified. Submitter #644 also requests that a financial contribution is applied and paid to neighbouring properties when sunlight is less than 5 months in the year.</p>	<p>644.5, 276.4, 196.4, 112.8, 354.2, 762.11, 762.46, 63.29, 89.14, 428.2, 55.3, 791.4, 835.18, 918.8</p>	<p>Support Sunlight Access approach – Acknowledge</p> <p>A financial contribution has not been evaluated as part of this process. The proposed means to address sunlight loss is needed to be the most efficient means to protecting sunlight. I recommend that this submission point is rejected.</p>
<p>Support, with greater restrictions</p> <p>40 submission points</p>	<p>Support, with greater restriction:</p> <ul style="list-style-type: none"> • Better protect winter sun. • Modify to 3m and 45°. • Support sunlight for existing homes; amenity; solar panels. • Limit to 5 storeys. • Concern about mental health effects. • Enable outdoor washing line drying. • Greater restrictions in Merivale. • Greater controls over sunlight, safety, privacy, environmental factors and aesthetics. • Require notification for breaches at southern boundary. • Require notification of any breach. • Apply recession plane at round boundary for narrow roads. 	<p>584.8, 119.6, 502.4, 205.30, 406.3, 861.2, 61.9, 103.4, 104.4, 100.4, 674.9, 360.3, 220.5, 221.5, 851.3, 70.5, 67.11, 67.2, 330.2, 272.6, 169.2, 653.5, 330.4, 52.1, 45.3, 23.6, 337.4, 164.5, 188.5, 237.42, 734.6, 425.5, 61.6, 736.2, 414.4, 222.7, 367.19, 61.38, 876.5, 580.4</p>	<p>Support, with greater restrictions – Reject</p> <p><i>Please refer to responses on MRZ submissions.</i></p> <p>Regarding consideration of narrow roads: I support this approach and recommend adopting a 1:1 ratio approach, as per the advice of Mr Hattam. Reference should be made to recommendations for building height.</p>

Main theme	Points	Submission point number	Response
<p>Support, with use of alternate metric</p> <p>3 submission points</p>	<p>Submitters support the approach, but seek the use of the Australian sunlight standard, some referencing a minimum of 2 hours of daily sunlight access.</p>	<p>385.3, 258.4, 673.3</p>	<p>Support, with use of alternate metric – Reject</p> <p>Please refer to responses on MRZ submissions.</p>
<p>HRZ exemptions</p> <p>18 submission points</p>	<p>Support exemptions, with following additions/modifications:</p> <ul style="list-style-type: none"> • Greater enablement of buildings above 12m (14.6.2.2.b) through removing setback controls or generally more permissive for taller buildings • Add exemptions for gable ends, measured as “the upper 50% of a gable roof, measured vertically” • Supportive of perimeter block enablement (14.6.2.2c.iv), enabling further: for six storey buildings; greater depths; more responsive depth; simplify approach • Remove entirely or relax recession planes for buildings in HRZ. • Apply MDRS recession plane along E/W boundaries. 	<p>676.1, 191.19, 685.58, 720.28, 189.10, 121.22, 189.3, 676.2, 199.2, 187.3, 191.13, 834.219, 187.10</p>	<p>HRZ exemptions – Reject</p> <ul style="list-style-type: none"> • I have discussed the effect of removing the QM from HRZ. He has advised that this could affect upper level setback distances which would reduce sunlight access and separation. It would not manage long 3 storey development as well, and combined with exemptions this could have a greater impact. Main result is that it allows common 3 storey development close to the boundary where its impact could be significant. In HRZ the MDRS provide neither the highest capacity nor the best protection for neighbours amenity. • Allotments in Christchurch are typically deeper than they are wider, tending to force developments to be perpendicular to the road, having front doors and gable ends parallel to internal boundaries. Council has applied the Sunlight Access qualifying matter to better protect sun access in residential areas. The exemption of gable ends has the potential to compromise this, with additional shading effects across internal boundaries. • The 20m depth still allows for a typical development, even with MDRS front yard setback. There are also options to step the

Main theme	Points	Submission point number	Response
			<p>rear of the building down at the rear, or focus development on the centre of the site where no recession planes apply. This has been considered this and a balanced approach has been proposed between providing opportunities with and managing building depths. Nothing inherent about 20m that means it is the most appropriate depth to build, balanced with its impact on neighbours.</p> <ul style="list-style-type: none"> • Sunlight on the E/W is still of high value (morning and evening light) and accounts for about 20-30% of all sunlight access at the ground floor. Retain the proposal. • A balanced approach is needed with the qualifying matter to ensure that provisions are still practical and able to deliver an intensified urban form. The perimeter block development is part of this approach to make the most efficient use of existing allotments and help incentivise the amalgamation of allotments. Increasing controls to permit six storey developments along the boundary would have a significant impact. Tall buildings have instead been enabled through an exemption for buildings above 12m, focusing development on the centre of the sites to reduce significant shading effects.
	<p>Oppose exemptions:</p> <ul style="list-style-type: none"> • More restrictive approach for buildings above 12m (14.6.2.2.b); remove. 	63.78, 625.11, 61.40, 638.11, 61.41	<p>Oppose recession plane exemptions – Reject</p> <ul style="list-style-type: none"> • Tall buildings have been enabled through an exemption for buildings above 12m, focusing

Main theme	Points	Submission point number	Response
	<ul style="list-style-type: none"> • More prerequisites for perimeter block exemption (14.6.2.2c.iv). • Remove all exemptions to have more sunlight access. • More requirements for exemptions to apply: consider section size, aspect, and street width. 		<p>development on the centre of the sites to reduce significant shading effects.</p> <ul style="list-style-type: none"> • Narrow road consideration is detailed below. • Exemption in HRZ are intended to: <ul style="list-style-type: none"> ○ Better enable the development on perimeter block development, increasing efficient land use and promoting site amalgamation; ○ Better enable tall, high density, buildings through removing recession plane requirements above 12m, when complying with orientation-specific boundary setbacks; ○ Accord with remaining elements of Clause 12 MDRS density standard unaffected by the qualifying matter.
<p>Further MDRS modification</p> <p>4 submission points</p>	<p>Submitters seek modification of MDRS substandard:</p> <ul style="list-style-type: none"> • Apply plane to road boundary to better consider narrow roads. • Remove exemption of applying plane from far side of ROW. 	<p>685.59, 720.29, 315.9, 315.2</p>	<p>Further MDRS modification:</p> <ul style="list-style-type: none"> • There is potential for six storey buildings or greater to have a shadow impact that crosses a whole street and be cast on parallel units. This would be most acute for roads oriented across and east/western axis. Mr Hattam has provided additional commentary on this matter. Evidence suggests a 1:1 approach, whereby greater control should be applied for six storey buildings. The suggested approach is to require a 4m setback for any part of the building above 14m in height where the legal width of a road is 18m or less. This ensure that there is a sufficient 'void' to account for

Main theme	Points	Submission point number	Response
			<p>smaller roads and reduce sunlight loss across a road. Reference is made to evidence by Mr Hattam for further discussion.</p> <ul style="list-style-type: none"> The sunlight access qualifying matter is only able to reduce controls to the extent necessary. The ROW exemption described is contained within MDRS density standard Clause 12 and reflects the lack of sunlight access need across accessways.
<p>Oppose, remove the qualifying matter</p> <p>148 submission points</p> <p>[~132 proforma]</p>	<p>Oppose the qualifying matter for the following reasons:</p> <ul style="list-style-type: none"> Similar Northern Hemisphere cities have greater densities, including USA, and are highly liveable. Planes not greatly different from current Medium Density areas, where widths are less than 15m. MDRS should apply; approach restricts 3-storey development and constrains housing supply, decreasing affordability. Capacity modelling is inaccurate. Approach delays housing delivery. Does not meet s77L requirements. Modelling used is inaccurate and understates effect. 	<p>814.173, 823.139, 121.5, 344.3, 556.13, 14.8, 834.77, 12.2, 417.3,</p> <p>14.2, 599.2, 191.15, 189.5, 783.4, 656.8, 727.3, 514.7, 1049.8, 507.3, 512.5, 519.17, 370.8, 373.8, 415.10, 416.7, 523.7, 724.5, 662.7, 505.7, 528.5, 531.7, 639.7, 658.7, 661.7, 721.7, 754.10, 753.10, 624.7, 733.9, 846.11, 524.8, 527.8, 529.8, 537.6, 517.8, 267.8, 520.8, 521.8, 522.8, 346.8, 347.8, 345.8, 263.6, 266.8, 268.8, 269.8, 533.8, 553.9, 847.8, 262.6, 264.8, 265.8, 270.8, 342.7, 350.6, 361.5, 363.7, 364.9, 365.7, 366.8, 372.8, 374.9, 375.9, 379.8, 384.9, 387.9, 389.7, 391.9, 392.9, 394.8, 395.9, 507.7, 510.4, 532.8, 832.8, 839.8, 841.9, 843.8, 844.8, 578.8, 590.8, 565.8, 568.8, 573.8, 575.8, 576.10, 587.8, 589.8, 591.8, 643.8, 393.9, 567.8, 570.8, 571.8, 572.8, 577.9, 588.8, 646.8, 837.8, 840.9, 652.9, 612.6, 613.6, 615.24,</p>	<p>Oppose, remove the qualifying matter – Reject</p> <ul style="list-style-type: none"> Please refer to responses on MRZ submissions. Reporting by the The Property Group has highlighted that scale sites for high density development are seldomly found, requiring the amalgamation of existing sites in order to get the yield to be commercially feasible (i.e. economies of scale). Evidence presented by Mr Hattam shows that the HRZ controls provide for a higher capacity when compared to MRZ controls. Proposals have sought to ensure that both smaller sites and scale sites are able to achieve a level of high density development that responds to site sizes: permitter block development for smaller sites; no recession planes for buildings above 12m, when specific setbacks are achieved. These setbacks align with other provisions proposed, such as communal outdoor living areas and outlook space. In addition, a bonus building

Main theme	Points	Submission point number	Response
		633.4, 271.8, 273.8, 274.8, 557.6, 718.8, 555.9, 233.8, 554.9, 559.9, 560.9, 562.9, 563.7, 713.10, 719.8, 752.8, 660.8, 715.10, 362.6, 261.8, 503.3, 516.10, 72.7, 566.9, 515.8, 574.8, 655.8, 738.8, 525.8, 551.12, 552.11, 717.10, 859.3, 811.70	coverage has been proposed to help incentivising amalgamation of sites.

14.6.2.3 – HRZ SETBACKS

Theme	Points	Submission point	Response
Considered else where	<i>These submission points are beyond the scope of this evidence and are considered elsewhere.</i>	381.16, 381.17, 829.11, 685.61	<ul style="list-style-type: none"> • Character Areas – Ms White • Railway setback – Ms Oliver • Trees and Financial Contributions – Ms Hansbury
Support, as notified 2 submission points	Submitters supports 14.6.2.12 as notified.	811.71 89.15	Acknowledge
Front yard control 3 submission points	Submitters #685 (Canterbury / Westland Branch of Architectural Designers NZ) #720 (Mitchell Coll) request that that a sub-clause is added to ensure that garage doors do not extend over the road boundary. Submitter #783 (Roman Shmakov) requests that any perimeter block development should be exempt from front boundary setbacks.	783.6 720.30 685.60	Front yard control - Reject While I agree that such a control is beneficial, the setback control is directed by the MDRS density standard, which is tied to 'buildings'. This definition includes garages, therefore having a control for garage doors opening may have a proxy effect of increasing building setbacks.

Theme	Points	Submission point	Response
			Regarding perimeter block development exemption, I consider that the 1.5m setback is still appropriate to facilitate perimeter block development and mitigates conflicts between residents/visitors and pedestrians. Reference is made to the evidence of Mr Hattam.
<p>Accessory building exemption</p> <p>8 submission points</p>	<p>A number of different requests were made for this rule. Specifically:</p> <ul style="list-style-type: none"> Clarify that the rule exempts internally accessed garages (#834). The exclusion is removed (#638, #208). 	<p>638.6</p> <p>205.13</p> <p>834.220</p>	<p>Accessory building exemption - Accept – #834</p> <p>Accessory building exemption - Reject – #638, #208</p> <p>The exemption is carried over from the operative Plan and ensures adequate flexibility for common accessory buildings, with additional flexibility. Removing performance criteria is considered inappropriate as remaining built form standards would ineffectively manage potential overshadowing, dominance, and privacy effects.</p>
<p>Side and rear boundaries</p> <p>1 submission point</p>	<p>Jack Gibbons (#676) requested that setbacks along all side and rear boundaries is reduced to 0m (no setback).</p>	<p>676.4</p>	<p>Side and rear boundaries - Reject</p> <p>This approach would ineffectively manage boundary effects and I consider MDRS standards to be sufficiently lenient to provide for other means of reducing setbacks, i.e. common walls.</p>
<p>Exclusions of eaves, overhangs, and gutters</p> <p>3 submission points</p>	<p>Submitters requested the following regarding this exemption:</p> <ul style="list-style-type: none"> Increase to 600mm, with 200m for gutters (#834). 	<p>834.220, 685.62, 720.32</p>	<p>Exclusions of eaves, overhangs, and gutters - Accept in-part</p> <p>As per response to site coverage exemption, I agree that the exemption can be made more flexible and recommend a total exemption of 650mm, accounting for any overhang, eave, or gutter, rather than</p>

Theme	Points	Submission point	Response
	<ul style="list-style-type: none"> Decrease to 300mm overall along the road boundary (#685, #720). 		separating out elements. I make reference to evidence by Mr Hattam.
Out of scope – Development Contributions 1 submission point	The New Zealand Institute of Architects Canterbury Branch (#762) requests 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.	762.25	Development Contributions - Reject – out of scope The consideration of development contributions lies outside of the District Plan and is not part of PC14.
Advice note 1 submission point	Fire and Emergency (842) requests that the following advice note is appended to building setback standards: <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>	842.38	Advice note – Accept - #842.38
Greater restrictions 18 submission points	Most submitters sought that setbacks were increased to better protect sunlight access and reduce privacy and dominance effects. Some made specific reference to the management of window sizes that would overlook living areas as part of the assessment process.	23.2, 701.9, 734.4, 383.2, 57.3, 469.6, 653.2, 221.8, 360.1, 220.8, 673.4, 674.8	Greater restrictions - Reject in-part Applying greater restrictions would be contrary to MDRS and s77G of the Act. Greater restrictions - Accept in-part - #685

Theme	Points	Submission point	Response
	<p>Submitter #685 requested that there was greater control for narrow streets, applying a setback of 11.5m the centreline of roads.</p> <p>Submitters #734 sought that greater restrictions are applied along heritage interfaces. Here, reference is made to evidence by Ms Dixon and Ms Richmond.</p>		<p>Within HRZ controls, narrower streets have sought to be considered through applying greater setbacks via the height control built form standard.</p>

14.6.2.4 – HRZ OUTLOOK SPACE

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
673	Anne Ott		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.	Accept in-part	Council is required to apply the applicable MDRS density standard. Consideration of privacy has been considered as part of Matters of Discretion.
674	David Ott		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.	Accept in-part	Council is required to apply the applicable MDRS density standard. Consideration of privacy has been considered as part of Matters of Discretion.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
674	David Ott		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.	Accept in-part	Council is required to apply the applicable MDRS density standard. Consideration of privacy has been considered as part of Matters of Discretion.
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	Seek Amendment	Add a further subclause to subclause (i) reading, "be contained within the property boundaries."	Reject	Such a control would be beyond the MDRS density standard.
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	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"	Reject	Such a control would be beyond the MDRS density standard.
720	Mitchell Coll		Seek Amendment	Rule 14.6.2.4 (i) - Outlook Space Add a further subclause to subclause (i) reading, "be contained within the property boundaries."	Reject	Such a control would be beyond the MDRS density standard.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
720	Mitchell Coll		Seek Amendment	Rule 14.6.2.4 (i)(i) Outlook Space Rewrite the subclause to, “be clear and unobstructed by buildings or fences (excluding any doors or windows opening into an outlook space from the principal living room); and”	Reject	Such a control would be beyond the MDRS density standard.
811	Luke Hinchey for Retirement Villages Association of New Zealand Inc	Retirement Villages Association of New Zealand Inc	Support	Retain Standard 14.6.2.4 as notified.	Acknowledge	
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	Support	Retain [standard] as notified.	Acknowledge	

14.6.2.5 – HRZ BUILDING SEPERATION

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
89	Andrew Evans		Seek Amendment	Oppose the provision as notified.	Reject in-part	I accept that the clarity of the rule can be improved as it is intended to only to apply internal to a development site. I recommend that changes are made accordingly.
121	Cameron Matthews		Seek Amendment	Remove 10m High Density Residential Zone building separation rule – 14.6.2.5.	Reject	I accept that the clarity of the rule can be improved as it is intended to only to apply internal to a development site. I recommend that changes are made accordingly.
814	Jo Appleyard for Carter Group Limited	Carter Group Limited	Oppose	Oppose Rule 14.6.2.5. Seek that this is deleted.	Reject	I accept that the clarity of the rule can be improved as it is intended to only to apply internal to a development site. I recommend that changes are made accordingly.
823	Jo Appleyard for The Catholic Diocese of Christchurch	The Catholic Diocese of Christchurch	Oppose	Delete	Reject	I accept that the clarity of the rule can be improved as it is intended to only to apply internal to a development site. I recommend that changes are made accordingly.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	Seek Amendment	Amend the clause to read, "Residential units above 12 metres in height above ground level must be separated from any other residential units on the same site by at least 10 metres measured horizontally, except where a common wall is included.	Accept in-part	I accept that the clarity of the rule can be improved as it is intended to only to apply internal to a development site. I recommend that changes are made accordingly. Common wall exemption is already included in setback and height in relation to boundary controls.
720	Mitchell Coll		Seek Amendment	Amend the clause to read, "Residential units above 12 metres in height above ground level must be separated from any other residential units on the same site by at least 10 metres measured horizontally, except where a common wall is included."	Accept in-part	I accept that the clarity of the rule can be improved as it is intended to only to apply internal to a development site. I recommend that changes are made accordingly. Common wall exemption is already included in setback and height in relation to boundary controls.
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	Seek Amendment	Delete the rule and replace as follows: 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. Or alternatively, delete the rule entirely.	Accept in-part	I accept that the clarity of the rule can be improved as it is intended to only to apply internal to a development site. I recommend that changes are made accordingly. Common wall exemption is already included in setback and height in relation to boundary controls.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
673	Anne Ott		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.	Reject	Privacy is considered in matters of discretion. Council is required to apply MDRS and Policy 3 accordingly.
674	David Ott		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.	Reject	Privacy is considered in matters of discretion. Council is required to apply MDRS and Policy 3 accordingly.

14.6.2.6 – HRZ FENCING AND SCREENING

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
30	Doug Latham		Seek Amendment	Amend Rule 14.6.2.6 'Fencing and screening' to revert to current provisions.	Reject	Council is able to apply related provisions under s80E of the Act.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
89	Andrew Evans		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.	Accept in-part	I accept that 1.5m is inadequate to screen outdoor living areas and accept the recommendation from Mr Hattam to increase this to 1.8m.
684	Wayne Bond		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."	Accept in-part	I accept that 1.5m is inadequate to screen outdoor living areas and accept the recommendation from Mr Hattam to increase this to 1.8m.
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	Seek Amendment	Rewrite the rule to, "Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level."	Reject in-part	While I accept that greater clarity of where height is measured from is needed, I do not accept that greater heights are appropriate in Flood Management Areas.
720	Mitchell Coll		Seek Amendment	Rule 14.6.2.6 (a) Rewrite the rule to, "Any fencing provided shall meet the following standards, being the maximum permitted height above the minimum floor level."	Reject in-part	While I accept that greater clarity of where height is measured from is needed, I do not accept that greater heights are appropriate in Flood Management Areas.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
814	Jo Appleyard for Carter Group Limited	Carter Group Limited	Oppose	Oppose 14.6.2.6. Seek that this be deleted.	Reject	Council is able to apply related provisions under s80E of the Act.
823	Jo Appleyard for The Catholic Diocese of Christchurch	The Catholic Diocese of Christchurch	Oppose	Delete	Reject	Council is able to apply related provisions under s80E of the Act.
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	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):	Reject in-part	Council is able to apply related provisions under s80E of the Act.

14.6.2.8 – HRZ WINDOWS TO STREET

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
673	Anne Ott		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.	Reject in-part	Council is required to implement the MDRS density standard, making this more lenient as appropriate. Such orientation-based issues can be considered through consent.
762	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	New Zealand Institute of Architects Canterbury Branch	Seek Amendment	[Introduce Clause or amend proposed rule] to address thermal performance of windows, including overheating or loss of heat depending on the orientation.	Reject	Council is required to implement the MDRS density standard, only making this more lenient as appropriate.
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	Seek Amendment	That the area calculation exclude any garage walls.	Reject in-part	Council is required to implement the MDRS density standard, only making this more lenient as appropriate. A definition has been added to make this clearer, however applying the control as requested would act as an incentive to only have garage walls facing the street, resulting in the opposite effect of what the intention of the rule is.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
674	David Ott		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.	Reject in-part	Council is required to implement the MDRS density standard, only making this more lenient as appropriate. Privacy issues have been considered in matters of discretion.
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	Seek Amendment	Delete clause (e). Retain clause (a)-(d) as notified.	Reject in-part	I accept that the wording in e) could be clearer and recommend changes accordingly.
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	Seek Amendment	[Require that t]he area be measured on the visible interior faces of walls.	Reject	The 12m exemption is considered appropriate to address a variety of dwelling forms and only applies to street-facing facades, which has proposed to be defined in the Plan.
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	Seek Amendment	Amend subclause (c) from 12m to 6m	Reject	The 12m exemption is considered appropriate to address a variety of dwelling forms and only applies to street-facing facades, which has proposed to be defined in the Plan.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
720	Mitchell Coll		Seek Amendment	<p>Rule 14.6.2.8</p> <p>Amend subclause (c) from 12m to 6m</p> <p>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.</p> <p>The area of measurement be more clearly defined, is it from finished floor level to finished ceiling level, or from ground level?</p> <p>That the area calculation exclude any garage walls.</p> <p>Amend subclause (e) from 17.5% to 15%.</p>	Reject in-part	<p>The 12m exemption is considered appropriate to address a variety of dwelling forms and only applies to street-facing facades, which has proposed to be defined in the Plan.</p> <p>The rule has been recommended to be further modified to permit 15% under specific conditions.</p>
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	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?	Accept in-part	The diagram included addresses where this is measured from, but accept that greater clarity can be provided, as required.
89	Andrew Evans		Seek Amendment	Amend 14.6.2.8. b. to remove all mention of a single gable exclusion and replace to exclude all roof spaces.	Reject in-part	The exclusion as notified is intended to operate as per the submission point.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
638	Garth Wilson for Central Riccarton Residents' Association Inc	Central Riccarton Residents' Association Inc	Seek Amendment	[Remove] exemptions for street-facing glazing	Reject	The exemptions still provide for ample glazing along a street-facing façade.
235	Geordie Shaw		Seek Amendment	[That the standard allows more flexibility in achieving the intent of the policies]	Accept in-part	The rule has been recommended to be further modified to permit 15% under specific conditions and exemptions are recommended to be further refined.
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	Seek Amendment	Amend subclause (e) from 17.5% to 15%.	Accept in-part	The rule has been recommended to be further modified to permit 15% under specific conditions.
89	Andrew Evans		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%)	Accept in-part	The rule has been recommended to be further modified to permit 15% under specific conditions.
903	Andrew Mactier for Danne Mora Limited	Danne Mora Limited	Seek Amendment	Amend 14.6.2.8 to ensure the term 'road' is identified as a definition.	Reject	This is already defined in Chapter 2.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
914	Julie Comfort for Davie Lovell-Smith Ltd	Davie Lovell-Smith Ltd	Seek Amendment	Amend 14.6.2.8 to ensure the term 'road' is identified as a definition.	Reject	This is already defined in Chapter 2.
55	Tobias Meyer		Support	Retain Rule 14.6.2.8 - Windows to street.	Acknowledge	
811	Luke Hinchey for Retirement Villages Association of New Zealand Inc	Retirement Villages Association of New Zealand Inc	Support	Retain Standard 14.6.2.8 as notified.	Acknowledge	
811	Luke Hinchey for Retirement Villages Association of New Zealand Inc	Retirement Villages Association of New Zealand Inc	Seek Amendment	Decision sought: amend Standard 14.5.2.10 as follows to provide for retirement units: 14.5.2.10 Windows to street a. Any residential unit or retirement unit, facing the a public street must have a minimum of 20% of the street-facing façade in glazing. This can be in the form of windows or doors.	Reject - out of scope.	

14.6.2.9 – HRZ GROUND FLOOR HABITABLE ROOM

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	Seek Amendment	<p>Amend the rule as follows:</p> <p>a. Any building that includes a residential unit shall:</p> <p>i. Where the residential unit fronts a road or public open space, unless built over a separate ground floor residential unit, have a habitable room located at ground floor level with a minimum internal dimension of 3 metres; and</p> <p>ii. Any residential unit shall have at least 50% of any ground floor area as habitable rooms. 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</p> <p>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</p>	Accept in-part	I refer to recommendations by Mr Hattam.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
				and/or indoor communal living space. This area may include pedestrian access to lifts, stairs, and foyers		
673	Anne Ott		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.	Reject in-part	Privacy considerations are considered through matters of discretion.
674	David Ott		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.	Reject in-part	Privacy considerations are considered through matters of discretion.
78	Linda Blake		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.	Reject	The sunlight access QM has been designed to improve sunlight access and the habitable room control increases passive surveillance.

14.6.2.10 – HRZ OUTDOOR LIVING SPACE

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
11	Cheryl Horrell		Seek Amendment	Provide enclosed outside private space	Reject	Council is required to apply MDRS density standards in accordance with s77G of the Act.
65	Ali McGregor		Seek Amendment	Provide adequate outdoor space for families.	Reject	Council is required to apply MDRS density standards in accordance with s77G of the Act.
334	Michael Tyuryutikov		Oppose	Retain existing minimal courtyard area rules for residential properties.	Reject	Council is required to apply MDRS density standards in accordance with s77G of the Act.
89	Andrew Evans		Support	Support provisions as notified	Acknowledge	
811	Luke Hinchey for Retirement Villages Association of New Zealand Inc	Retirement Villages Association of New Zealand Inc	Support	Retain Standard 14.6.2.10 as notified.	Acknowledge	
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	Support	Retain [standard] as notified.	Acknowledge	

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
811	Luke Hinchey	Retirement Villages Association of New Zealand Inc	Support	Decision sought: Retain Standard 14.6.2.10 as notified	Acknowledge	
811	Luke Hinchey	Retirement Villages Association of New Zealand Inc	Seek Amendment	Decision sought: Amend Standard 14.5.2.5 as notified with the exclusion of retirement villages, or amend to include the retirement unit specific carve out as follows: f) For retirement units, standard 14.5.2.5a and 14.5.2.5b apply with the following modifications: i. The outdoor living space may be in whole or in part grouped cumulatively in 1 or more communally accessible location(s) and/or located directly adjacent to each retirement unit; and ii. A retirement village may provide indoor living spaces in one or more communally accessible locations in lieu of up to 50% of the required outdoor living space	Reject - out of scope	Retirement village controls are not considered in scope within MDRS-only affected areas.

14.6.2.11 – HRZ SERVICE, STORAGE, AND WASTE MANAGEMENT

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
184	Kelly Bombay for University of Canterbury	University of Canterbury	Support	Support in part Concerned about the prescriptiveness of this rule and the potential for perverse, albeit unintentional, design outcomes for a development. Similar concern with Rule 14.5.2.13 (a)(ii) in the Medium Residential Zone	Accept in-part	I accept that greater clarity should be provided for the rule and its application.
798	Bjorn Dunlop for Wolfbrook	Wolfbrook	Seek Amendment	Clarify Storage requirement	Accept	I accept that greater clarity should be provided for the rule.
798	Bjorn Dunlop for Wolfbrook	Wolfbrook	Seek Amendment	Amend waste management space requirement to be more flexible for communal bin areas and waste management plans.	Accept	I recommend that a new Controlled Activity is added for communal bins, reflective of the prospective bylaw changes.
30	Doug Latham		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.	Reject	Internal storage controls are important to ensure that housing is designed for multiple household types and improves the transition to a more intensified urban form.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	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.	Reject	Internal storage controls are important to ensure that housing is designed for multiple household types and improves the transition to a more intensified urban form.
720	Mitchell Coll		Seek Amendment	14.6.2.11 (a)(i) Amend subclause (a)(i) to, “Each residential unit shall have sufficient accessible, useable and screened space for the storage and use of three wheelie bins, or provision for shared waste storage facilities.”	Reject	It would not be possible to measure this as a performance standard; specific dimensions or areas are needed.
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	Seek Amendment	Amend subclause (a)(i) to, “Each residential unit shall have sufficient accessible, useable and screened space for the storage and use of three wheelie bins, or provision for shared waste storage facilities.”	Reject	It would not be possible to measure this as a performance standard; specific dimensions or areas are needed.
798	Bjorn Dunlop for Wolfbrook	Wolfbrook	Seek Amendment	Washing line space should not be a dedicated area if a fold down system is proposed.	Reject	Such an approach is likely to lead to perverse outcomes, increasing conflicts in outdoor areas. I refer to evidence by Mr Hattam and Ms Blair.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
89	Andrew Evans		Oppose	Oppose the provisions as notified and seek to have it removed.	Reject	This caters for the day-to-day needs of residents. Internal storage controls are important to ensure that housing is designed for multiple household types and improves the transition to a more intensified urban form.
112	Nikki Smetham		Support	[Retain minimum storage standard]	Acknowledge	

14.6.2.12 – HRZ BUILDING COVERAGE

Theme	Points	Submission point	Response
Considered else where	<i>These submission points are beyond the scope of this evidence and are considered elsewhere.</i>	381.16, 381.17	<ul style="list-style-type: none"> Character Areas – Ms White
Support, as notified 1 submission points	Submitters supports 14.6.2.12 as notified.	237.38	Acknowledge
Exclusions of eaves, overhangs, and gutters 4 submission points	Submitters #685 (Canterbury / Westland Branch of Architectural Designers NZ) #720 (Mitchell Coll) request that a total exclusion of 300mm for overhangs, eaves, and gutters should apply. Kāinga Ora – Homes and Communities (#834) and Otautahi Community Housing Trust (#877) requested	685.74, 720.40, 834.229, 877.31	Exclusions of eaves, overhangs, and gutters - Reject in-part As per MRZ response, I agree that an overall exemption removes ambiguity, however an overall

Theme	Points	Submission point	Response
	that the overhangs and eaves exemption is increased to 600m and 200m of gutter is also exempted.		exemption of 650mm is considered appropriate. I make reference to evidence by Mr Hattam.
60% site coverage pathway	<p>Most submitters made request for further modification of the proposal to permit 60% site coverage in HRZ under specific conditions. The following requests were made:</p> <ul style="list-style-type: none"> Remove the performance criteria, permitting 60% as of right (#89, #683, #685, #720, #834, #877). Decrease site width requirement to 12m (#685 and #720). Remove no parking requirement (#61). 	61.7, 89.24, 638.8, 676.16, 685.73, 685.75, 720.39, 720.41, 834.229, 877.31	<p>60% site coverage pathway - Reject</p> <p>I accept that an increased site coverage in HRZ should generally be expected, however do believe that specific performance criteria are necessary to achieve quality outcomes. I make reference to the evidence of Mr Hattam.</p>
<p>Remove HRZ site coverage</p> <p>4 submission points</p>	<p>These submitters request that the site coverage rule should be removed in it's entirety, stating that the rule is too restrictive to achieve high density housing and is more restrictive than the current RCC controls [which does not manage site coverage].</p> <ul style="list-style-type: none"> Submitter #676 requests that the rule is either removed, or increased to 80-90% site coverage for corner sites. 	676.16, 556.15, 814.178, 823.144	<p>Remove HRZ site coverage - Reject</p> <p>Urban Design reporting to date has found that 50% site coverage is sufficient to achieve a high density urban form and when considered alongside all other standards, HRZ and MRZ offer greater yields than CDP zones. Reporting by The Property Group has found within HRZ areas there is a need to incentives to amalgamate sites in order to increase the chances of a transition to a higher density urban form. The notified proposal has therefore sought to introduce a 'bonus' site coverage of 10% when specific conditions were met. Importantly, a development site dimension of 25m is required. Again, this new term 'development site' is purposefully used which enables the applicant to develop across multiple legal parcel sites and legally amalgamate sites upon completion of the land use consent or construction.</p>

Theme	Points	Submission point	Response
			<p>This reflects the 'land use led' subdivision process that MDRS envisions.</p> <p>When considering the transition from operative controls to MDRS or NPS-UD control, it is important to remember that MDRS is considered the baseline that applies across all relevant residential zones – Council is required to implement MDRS across all relevant residential zones (s77G). It means that, for building coverage, 50% building coverage is the minimum that must be achieved and Council must consider how Policy 3 requirements are relevant to further modifying MDRS controls under s77H of the Act.</p> <p>The controls as notified are consider appropriate and reference is made to the evidence of Mr Hattam.</p>
<p>Stormwater management 2 submission points</p>	<p>These submitters request that there are greater controls to restrict impervious surface to better manage stormwater effects.</p>	<p>11.6 832.16</p>	<p>Stormwater management - Reject</p> <p>As previously discussed, Council is able to manage stormwater through Bylaws. I make reference to evidence by Mr Norton.</p>
<p>Greater restrictions 3 submission points</p>	<p>Submitters requested greater controls on site coverage to manage bulk and sunlight access, with submitter #422 specifically stating that density of inner city dwellings should reduce.</p>	<p>67.12 197.7 422.2</p>	<p>Greater restrictions - Reject</p> <p>A more restrictive approach would be contrary to MDRS, with the sunlight access qualifying matter better addressing this effect through height in relation to boundary control. A more intensive housing form is anticipated through Policy 3(c) of the NPS-UD.</p>

Theme	Points	Submission point	Response
General opposition to intensification 2 submission points	These submitters expressed a general opposition to the intensification response, as directed, or requested a lesser approach overall.	467.6 471.6	General opposition to intensification - Reject Council is required to give effect to MDRS through s77G of the Act.

14.6.2.13 – HRZ WATER SUPPLY FOR FIRE FIGHTING

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	Not Stated	Neutral	Acknowledge

14.6.2.14 – GARAGING AND CARPORT LOCATION

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
877	Ed Leeston for Otautahi Community Housing Trust	Otautahi Community Housing Trust	Seek Amendment	[Regarding 14.6.2.14] Delete the rule and replace as follows: 14.6.2.14 garaging and carports 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.	Accept in part	I agree with the proposed changes, however also recommend that parking area and street-facing façade should be noted in the rule.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
798	Bjorn Dunlop for Wolfbrook	Wolfbrook	Seek Amendment	Amend to control garaging on the street facing boundary only as that is the primary view.	Accept in part	I agree that the application of the rule should simply be for street-facing units and recommend changes accordingly.
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	Seek Amendment	Delete the rule and replace as follows: 14.6.2.14 garaging and carports 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.	Accept in part	I agree with the proposed changes, however also recommend that parking area and street-facing façade should be noted in the rule.

14.6.2.15 – LOCATION OF OUTDOOR MECHANICAL VENTILATION

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
52	Gavin Keats		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.	Reject	The principal reason for the rule is to better manage street amenity and connectivity. Changes have been recommended to simplify the rule accordingly. The requested control would be excessive and are best managed through district-wide acoustic controls.
720	Mitchell Coll		Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened.	Accept	I agree and recommend changes accordingly.

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	Seek Amendment	Amend subclause (a) to require outdoor units visible from the street to be screened.	Accept	I agree and recommend changes accordingly.
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	Oppose	Delete the [standard].	Reject	The principal reason for the rule is to better manage street amenity and connectivity. Changes have been recommended to simplify the rule accordingly.
89	Andrew Evans		Oppose	Oppose proposed provisions and seeks to retain current.	Reject	The principal reason for the rule is to better manage street amenity and connectivity. Changes have been recommended to simplify the rule accordingly.

14.6.2.16 – HRZ MINIMUM UNIT SIZE

No.	Name	Organisation	Support Oppose	Decision Sought Only	Recommendation	Reasoning
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	Support	Retain [standard] as notified.	Acknowledge	
638	Garth Wilson for Central Riccarton Residents' Association Inc	Central Riccarton Residents' Association Inc	Seek Amendment	[Increase minimum unit sizes]	Reject	Minimum unit sizes are considered appropriate for each typology.
422	Peter Troon		Seek Amendment	[Reduce] the density of inner city dwellings.	Reject	Minimum unit sizes are considered appropriate for each typology.
758	Tosh Prodanov		Oppose	Remove 14.6.2.16 Minimum unit size from the proposed PC14 (Plan Change 14).	Reject	Minimum unit sizes are considered appropriate for each typology.

14.7 – RESIDENTIAL HILLS ZONE

Theme	Points	Submitter(s)	Response
Considered elsewhere	<i>These submission points are beyond the scope of this evidence and are considered elsewhere.</i>	853, 853, 571, 615, 834, 854, 878, 854, 443	<ul style="list-style-type: none"> • Port Influences overlay – Ms Oliver • Landscaping, tree canopy and financial contributions – Ms Hansbury • Electricity Transmission – Ms Oliver
Building height and accessory buildings 4 submission points	Most submitters seek for 8m building heights to be retained. Submitter #205 also requests that accessory buildings cannot be built on a boundary.	205, 253, 471, 471	Building height and accessory buildings: Accept in-part I accept, that as a result of the LPTAA, a lesser height of 8m should be enabled. However, I reject that accessory buildings should not be able to be built along the property boundary.
Increase site density 1 submission point	Rohan A Collett (#147) requested that permitted site density is increased to encourage more smaller units instead of larger single units.	147	Increase site density: Accept in-part The LPTAA QM has applied a restriction to permitted activities to ensure a suburban outcome is achieved in order to reduce any prospective increase in private vehicle use in poorly accessible or serviceable areas.
Climate change & stormwater 4 submission points	These submitters seeks that additional controls are added to better respond to the current and future effects of climate change, including: <ul style="list-style-type: none"> • Carbon footprint calculation; • Roof reflectivity • Rainwater storage • Greywater • Alternative energy • Green roofs • Impervious surface controls 	685, 314, 627, 112	Climate change & stormwater - Reject I consider that controls to lessen climate change are beyond the scope of the Act. Renewable energy is permitted through the Plan. Council has opted to use Bylaws to manage three waters. Reference is made to the evidence of Mr Norton.

Theme	Points	Submitter(s)	Response
<p>Density overlays 6 submission points</p>	<p>Submitter #879 (Rutherford Family Trust) requests that the Moncks Spur/Mt Pleasant Overlay in 14.7.2.1(ii) is removed.</p> <p>Submitter #881 (Red Spur Ltd) requests that the Residential Mixed Density Precinct – Redmund Spur and Residential Hills zoning are both removed, applying MDRS and NPS-UD, as applicable.</p>	<p>879 881</p>	<p>Density overlays:</p> <p>Accept – #879</p> <p>I accept that this is required as a consequence of applying MDRS, as supported by the Council submission.</p> <p>Reject – #881</p> <p>I do not accept that the site is able to considered further as part of the IPI as the effect of the zoning and density overlays are not considered to represent a relevant residential zone, or are within a Policy 3 catchment of the NPS-UD. The proposal has simply been to apply the appropriate National Planning Standards response to the site without any change to the application of rules. I recommend that changes are only made to ensure that operative controls and their effects are best addressed in the proposed RLL framework.</p>
<p>Fire fighting 1 submission point</p>	<p>Fire and emergency (#842) notes that an error in the numbering in 14.7.1.3 RD18 and request this be amended as per the relief sought.</p>	<p>842</p>	
<p>Greater restrictions 12 submission points</p>	<p>Submitters requests more restrictive controls through the likes of increased setbacks or requiring consent for developments greater than two storeys. Some stated that status quo Residential Hill Zone standards should simply remain.</p> <p>Submitter #13 also request that all residential streets are notified for any development that breaches standards [‘out of the norm’].</p>	<p>469, 297, 297, 13, 680, 469, 70, 205, 276, 305, 1047, 36</p>	<p>Greater restrictions:</p> <p>Accept in-part</p> <p>The proposal seeks to apply a qualifying matter over this area (LPTAA), reducing the potential for medium density development. A recommendation has been made to provide controls to ensure a suburban density is permitted.</p> <p>Reject - #13</p>

Theme	Points	Submitter(s)	Response
			I do not consider that the notification threshold request is appropriate and is ultra varies.
Housing choice 1 submission point	Ara Poutama Aotearoa (Corrections NZ - #259) requested that greater housing choice was provided through permitting housing for that supports requirements under the Sentencing Act, Parole Act and Corrections Act.	259	Housing choice - Reject – out of scope I consider that the scope of the IPI is restricted, insofar as it cannot consider non-residential activities where MDRS solely applies and is limited through s77G to only implementing a response to Policy 3 of the NPS-UD. I therefore recommend that the submission point is considered out of scope.
Rural expansion 4 submission points	Harvey Armstrong (#244) requests that 75 Alderson Ave is re-zoned to either 'Living Hills Zone' [Residential Hills Zone] or Large Lot Residential Zone.	244	Rural expansion: Reject – out of scope The scope of the IPI is restricted in its ability to consider these requests, noting the ability to only consider intensification within relevant residential zones and within Policy 3 catchments contained within the urban environment. For these reasons, I have recommended that these submissions are considered out of scope and rejected.
LPTAA 3 submission points	Submitters request the removal of the LPTAA QM and to apply MRZ accordingly.	834, 419	Opposition to QM approach: Reject in-part The qualifying matter is proposed to be retained, but is recommended to be modified to better respond to the nature of the QM. Reference is made to section 7.4 of this report for further consideration.
General opposition to intensification 5 submission points	A few submitters expressed their opposition to the overall intensification. As Council is required to respond to the direction under s77G to implement MDRS and Policy 3 of the NPS-UD, these submissions	447, 454, 205, 224, 155	General opposition to intensification: Reject Council is required to respond to the direction under s77G to implement MDRS and Policy 3 of the NPS-UD

Theme	Points	Submitter(s)	Response
	are considered out of scope and not considered here further.		

14.8 – RESIDENTIAL BANKS PENINSULA

Please refer to reasoning detailed in s42A report.

A total of 62 submission points were made against the Residential Banks Peninsula Zone. For clarity, the following 19 submission points are not considered here as they are outside the scope of this evidence:

762.27, 685.78, 834.50, 685.77, 834.44, 834.45, 834.46, 834.49, 834.47, 720.43, 720.44, 834.48, 834.51, 834.60, 834.68, 834.67, 829.6, 829.7, 1004.2.

Reference should instead be made to the following s42 reports:

- Residential Character Areas – Ms White
- Residential Heritage Areas – Ms Dixon
- Port influences & railway setback – Ms Oliver
- Heritage Streets – Ms Richmond

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	Recommendation
627	Simon Bartholomew for Plain and Simple Ltd	Plain and Simple Ltd	627.9	Seek Amendment	[New standards for] accessibility and environmentally responsible design, [such as]: Rain and grey water harvesting / recycling Composting / incinerating toilets Alternative energy sources Green roofs Porous hardscaping	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	Recommendation
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	685.8	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	Reject
314	Graham Townsend		314.8	Seek Amendment	[New built form standards to require roofing colours with low reflectivity and] roof-runoff rainwater storage.	Reject
842	Lydia Shirley for Fire and Emergency	Fire and Emergency	842.40	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	Accept
447	Alex Lowings		447.7	Oppose	No increase in the maximum building height in residential zones.	Out of scope
155	Trudi Bishop		155.2	Oppose	There should be no more development allowed on the Port Hills, adjacent to Bowenvale Reserve and in Banks Peninsula	Out of scope

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	Recommendation
469	Beverley Nelson		469.10	Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.	Reject
469	Beverley Nelson		469.18	Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.	Reject
276	Steve Burns		276.6	Support	[Retain sunlight access provisions]	Reject
13	Andrew Tulloch		13.5	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.	Reject
205	Graham Robinson for Addington Neighbourhood Association	Addington Neighbourhood Association	205.15	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.	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	Recommendation
471	Kem Wah Tan		471.9	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	Reject
471	Kem Wah Tan		471.10	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	Reject
469	Beverley Nelson		469.9	Seek Amendment	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.	Reject
205	Graham Robinson for Addington Neighbourhood Association	Addington Neighbourhood Association	205.32	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.	Accept in-part
454	Steve Hanson		454.7	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	Recommendation
205	Graham Robinson for Addington Neighbourhood Association	Addington Neighbourhood Association	205.22	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.	Reject
70	Paul Wing		70.7	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.	Reject
297	Kate Z		297.9	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	Reject
297	Kate Z		297.10	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	Reject
224	Richard Ball for Atlas Quarter Residents Group (22 owners)	Atlas Quarter Residents Group (22 owners)	224.5	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	Recommendation
259	Andrea Millar for Ara Poutama Aotearoa	Ara Poutama Aotearoa	259.14	Seek Amendment	Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for.	Reject
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	834.84	Oppose	1.. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ	Reject
695	Amy Beran for Te Hapu o Ngati Wheke (Rapaki) Runanga	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	695.6	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.	Reject in-part
695	Amy Beran for Te Hapu o Ngati Wheke (Rapaki) Runanga	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	695.29	Seek Amendment	Add an advice note [to RD10 Multi-unit residential complexes] confirming that this rule does not include papakainga housing.	Reject in-part
695	Amy Beran for Te Hapu o Ngati Wheke (Rapaki) Runanga	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	695.28	Seek Amendment	Amend rule [P1, or add a new rule] to enable papakainga housing within the residential zone as a permitted activity	Reject in-part

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	Recommendation
695	Amy Beran for Te Hapu o Ngati Wheke (Rapaki) Runanga	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	695.7	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.	Reject in-part
695	Amy Beran for Te Hapu o Ngati Wheke (Rapaki) Runanga	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	695.9	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),	Reject in-part
695	Amy Beran for Te Hapu o Ngati Wheke (Rapaki) Runanga	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	695.15	Seek Amendment	Provide an additional exclusion clause for whereby land which is held as Māori Land is also excluded from complying with this rule.	Reject in-part
695	Amy Beran for Te Hapu o Ngati Wheke (Rapaki) Runanga	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	695.16	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.	Reject in-part
695	Amy Beran for Te Hapu o Ngati Wheke (Rapaki) Runanga	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	695.17	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	Reject in-part

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	Recommendation
					these area specific built form standards.	
695	Amy Beran for Te Hapu o Ngati Wheke (Rapaki) Runanga	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	695.18	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.	Reject in-part
695	Amy Beran for Te Hapu o Ngati Wheke (Rapaki) Runanga	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	695.19	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.	Reject in-part
695	Amy Beran for Te Hapu o Ngati Wheke (Rapaki) Runanga	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	695.20	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.	Reject in-part

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	Recommendation
695	Amy Beran for Te Hapu o Ngati Wheke (Rapaki) Runanga	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga	695.21	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.	Reject in-part
305	Vickie Hearnshaw		305.6	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	Reject in-part
853	Jo Appleyard for Lyttelton Port Company Limited	Lyttelton Port Company Limited	853.9	Support	Retain area-specific activities for Residential Banks Peninsula Zone as notified in 14.8.3.1.1 – 14.8.3.1.5	Acknowledge

14.10 – RESIDENTIAL LARGE LOT ZONE

Please refer to reasoning detailed in s42A report.

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	THEME	Recommendation
881	Fiona Aston for Red Spur Ltd	Red Spur Ltd	881.17	Seek Amendment	Seeks wholesale change to rules to enabled Redmund Spur.	Approach to redmund	Reject
881	Fiona Aston for Red Spur Ltd	Red Spur Ltd	881.19	Seek Amendment	Seeks wholesale change to rules to enabled Redmund Spur.	Approach to redmund	Reject
881	Fiona Aston for Red Spur Ltd	Red Spur Ltd	881.18	Seek Amendment	Seeks wholesale change to rules to enabled Redmund Spur.	Approach to redmund	Reject
881	Fiona Aston for Red Spur Ltd	Red Spur Ltd	881.20	Seek Amendment	Seeks wholesale change to rules to enabled Redmund Spur.	Approach to redmund	Reject
881	Fiona Aston for Red Spur Ltd	Red Spur Ltd	881.15	Seek Amendment	[Seeks to amend this rule as follows]	Approach to redmund	Reject
881	Fiona Aston for Red Spur Ltd	Red Spur Ltd	881.16	Seek Amendment	Seeks wholesale change to rules to enabled Redmund Spur.	Approach to redmund	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	THEME	Recommendation
881	Fiona Aston for Red Spur Ltd	Red Spur Ltd	881.21	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>	Bridal path approach	Reject
571	James Harwood		571.21	Support	<p>[S]eek[s] that the council retains the tree canopy requirement and contributions plan.</p>	FCs	

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	THEME	Recommendation
842	Lydia Shirley for Fire and Emergency	Fire and Emergency	842.41	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	Framework	Accept
842	Lydia Shirley for Fire and Emergency	Fire and Emergency	842.42	Seek Amendment	Amend Rule 14.9.2.5 - Minimum building setbacks from internal boundaries as follows: Advice note: 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.	Framework	Accept
13	Andrew Tulloch		13.6	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.	Out of scope	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	THEME	Recommendation
297	Kate Z		297.11	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	Out of scope	Reject
259	Andrea Millar for Ara Poutama Aotearoa	Ara Poutama Aotearoa	259.15	Seek Amendment	Seeks to amend the residential definitions in the CDP to ensure housing which provides for diverse needs of the community is provided for.	Out of scope	Reject
305	Vickie Hearnshaw		305.7	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	Out of scope	Reject
314	Graham Townsend		314.9	Seek Amendment	[New built form standards to require roofing colours with low reflectivity and] roof-runoff rainwater storage.	Out of scope	Reject
627	Simon Bartholomew for Plain and Simple Ltd	Plain and Simple Ltd	627.10	Seek Amendment	[New standards for] accessibility and environmentally responsible design, [such as]: Rain and grey water harvesting / recycling Composting / incinerating toilets Alternative energy sources Green roofs Porous hardscaping	Out of scope	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	THEME	Recommendation
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	685.9	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	Out of scope	Reject
224	Richard Ball for Atlas Quarter Residents Group (22 owners)	Atlas Quarter Residents Group (22 owners)	224.6	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.	Out of scope	Reject
297	Kate Z		297.12	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	Out of scope	Reject
447	Alex Lowings		447.8	Oppose	No increase in the maximum building height in residential zones.	Out of scope	Reject
471	Kem Wah Tan		471.12	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	Out of scope	Reject
205	Graham Robinson for Addington Neighbourhood Association	Addington Neighbourhood Association	205.21	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.	Out of scope	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	THEME	Recommendation
205	Graham Robinson for Addington Neighbourhood Association	Addington Neighbourhood Association	205.33	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.	Out of scope	Reject
276	Steve Burns		276.7	Support	[Retain sunlight access provisions]	Out of scope	Reject
454	Steve Hanson		454.8	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.	Out of scope	Reject
469	Beverley Nelson		469.11	Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.	Out of scope	Reject
70	Paul Wing		70.8	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.	Out of scope	Reject
205	Graham Robinson for Addington Neighbourhood Association	Addington Neighbourhood Association	205.16	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.	Out of scope	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	THEME	Recommendation
469	Beverley Nelson		469.12	Support	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.	Out of scope	Reject
471	Kem Wah Tan		471.11	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	Out of scope	Reject
443	Christine Hetherington for Summerset Group Holdings Limited	Summerset Group Holdings Limited	443.6	Seek Amendment	<p>amend 14.9.2.13 as follows:</p> <p>a. Within the Rural Hamlet Precinct, for multi-unit residential complexes and social housing complexes only and excluding retirement villages , development sites shall include the following minimum tree and garden planting:.....</p> <p>b. For single and/or multi residential unit developments, other than multi-unit residential complexes and social housing complexes, and excluding retirement villages a minimum tree canopy cover of 20% of the development site area must be provided in accordance with the Chapter 6.10A rules. The tree canopy cover planting area may be combined with the landscaping area in whole or in part, may be located on any part of the development site, and does not have to be associated with each residential unit.</p>	Out of scope	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	THEME	Recommendation
13	Andrew Tulloch		13.7	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.	Out of scope	Reject
852	Jo Appleyard for Christchurch International Airport Limited (CIAL)	Christchurch International Airport Limited (CIAL)	852.16	Support	[Retain as notified] Residential activities are permitted within the zone (PI). Rule 14.9.2.1.ix specifies a minimum net site area of 2000m2. 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).	Rural Hamlet area	Accept

14.10 – RESIDENTIAL SMALL SETTLEMENT

Please refer to reasoning detailed in s42A report.

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	THEME	Recommendation
70	Paul Wing		70.10	Seek Amendment	Recession planes need to be protected for all residential development.	Out of scope	Reject - Out of Scope
297	Kate Z		297.13	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	Out of scope	Reject - Out of Scope

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	THEME	Recommendation
70	Paul Wing		70.9	Seek Amendment	Recession planes need to be protected for all residential development.	Out of scope	Reject - Out of Scope
305	Vickie Hearnshaw		305.8	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	Out of scope	Reject - Out of Scope
627	Simon Bartholomew for Plain and Simple Ltd	Plain and Simple Ltd	627.11	Seek Amendment	[New standards for] accessibility and environmentally responsible design, [such as]: Rain and grey water harvesting / recycling Composting / incinerating toilets Alternative energy sources Green roofs Porous hardscaping	Out of scope	Reject - Out of Scope
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	685.10	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	Out of scope	Reject - Out of Scope

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	THEME	Recommendation
224	Richard Ball for Atlas Quarter Residents Group (22 owners)	Atlas Quarter Residents Group (22 owners)	224.7	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.	Out of scope	Reject - Out of Scope
447	Alex Lowings		447.9	Oppose	No increase in the maximum building height in residential zones.	Out of scope	Reject - Out of Scope
471	Kem Wah Tan		471.14	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	Out of scope	Reject - Out of Scope
205	Graham Robinson for Addington Neighbourhood Association	Addington Neighbourhood Association	205.20	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.	Out of scope	Reject - Out of Scope
205	Graham Robinson for Addington Neighbourhood Association	Addington Neighbourhood Association	205.34	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.	Out of scope	Reject - Out of Scope
276	Steve Burns		276.8	Support	[Retain sunlight access provisions]	Out of scope	Reject - Out of Scope

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	THEME	Recommendation
454	Steve Hanson		454.9	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.	Out of scope	Reject - Out of Scope
469	Beverley Nelson		469.13	Support	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.	Out of scope	Reject - Out of Scope
70	Paul Wing		70.11	Seek Amendment	Recession planes need to be protected for all residential development.	Out of scope	Reject - Out of Scope
205	Graham Robinson for Addington Neighbourhood Association	Addington Neighbourhood Association	205.17	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.	Out of scope	Reject - Out of Scope
469	Beverley Nelson		469.14	Support	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.	Out of scope	Reject - Out of Scope
471	Kem Wah Tan		471.13	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	Out of scope	Reject - Out of Scope

14.11 – RESIDENTIAL VISITOR / GUEST ACCOMMODATION ZONE

Please refer to reasoning detailed in s42A report.

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	Theme	Recommendation
314	Graham Townsend		314.11	Seek Amendment	[New built form standards to require roofing colours with low reflectivity and] roof-runoff rainwater storage.	Climate provisions	Reject
627	Simon Bartholomew for Plain and Simple Ltd	Plain and Simple Ltd	627.12	Seek Amendment	[New standards for] accessibility and environmentally responsible design, [such as]: Rain and grey water harvesting / recycling Composting / incinerating toilets Alternative energy sources Green roofs Porous hardscaping	Climate provisions	Reject
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	685.11	Seek Amendment	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	Climate provisions	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	Theme	Recommendation
471	Kem Wah Tan		471.15	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	Height limit	Reject
16	Andrea Heath		16.5	Oppose	Remove the ability to construct buildings of up to 14m without resource consent.	Height limit	Reject
224	Richard Ball for Atlas Quarter Residents Group (22 owners)	Atlas Quarter Residents Group (22 owners)	224.8	Oppose	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible	Height limit	Reject
297	Kate Z		297.14	Seek Amendment	That resource consent to be required for buildings greater than two stories and all subdivisions.	Height limit	Reject
344	Luke Baker-Garters		344.11	Oppose	Removal of all central city maximum building height overlays.	Height limit	Reject in-part
447	Alex Lowings		447.10	Oppose	No increase in the maximum building height in residential zones.	Height limit	Reject
471	Kem Wah Tan		471.16	Seek Amendment	Allow only a maximum of 2 stories buildings and less density per suburb.	Height limit	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	Theme	Recommendation
305	Vickie Hearnshaw		305.9	Seek Amendment	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	Increased density	Support in-part
205	Graham Robinson for Addington Neighbourhood Association	Addington Neighbourhood Association	205.35	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.	Increased density	Support in-part
454	Steve Hanson		454.10	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.	Increased density	Reject
13	Andrew Tulloch		13.8	Seek Amendment	[That] all residents of a street [are notified] regarding any new house development that is outside the norm.	Increased density	Reject
469	Beverley Nelson		469.15	Support	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.	Sunlight access	Reject
469	Beverley Nelson		469.17	Support	Amend rule to increase 1m setback from boundary to increase sunlight access and privacy.	Sunlight access	Reject
63	Kathleen Crisley		63.42	Support	Retain provisions in relation to recession planes in final plan decision.	Sunlight access	Acknowledge

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	Theme	Recommendation
21	Grant McGirr		21.6	Support	That no changes to rules lessen the amount of sunlight that any property (house and land) currently receives.	Sunlight access	Reject
63	Kathleen Crisley		63.43	Support	Retain provisions in relation to recession planes in final plan decision.	Sunlight access	Acknowledge
70	Paul Wing		70.12	Seek Amendment	Recession planes need to be protected for all residential development.	Sunlight access	Reject
469	Beverley Nelson		469.16	Support	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.	Sunlight access	Reject

14.13 – ENHANCED DEVELOPMENT MECHANISIM

Please refer to the s42A report for reasoning.

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	THEME	Accept / Reject
107	Heather Woods		107.24	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).	Extend to RS	Reject in-part

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	THEME	Accept / Reject
792	Carmel Woods		792.6	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.	Extend to RS	Reject in-part
627	Simon Bartholomew for Plain and Simple Ltd	Plain and Simple Ltd	627.14	Seek Amendment	[New standards for] accessibility and environmentally responsible design, [such as]: Rain and grey water harvesting / recycling Composting / incinerating toilets Alternative energy sources Green roofs Porous hardscaping	Climate	Reject
107	Heather Woods		107.15	Seek Amendment	Support 14.13.3.10 on the basis CCC is to provide for Transportable Homes Hubs	Transportable homes	Reject
276	Steve Burns		276.10	Support	[Retain sunlight access provisions]	Sunlight access	Accept
70	Paul Wing		70.14	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.	Sunlight access	Accept in-part

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	THEME	Accept / Reject
97	Geoff Tune		97.1	Seek Amendment	That the proposed provision 14.13.3.2 to be amended to 'buildings shall not project beyond a building envelope constructed by recession planes from points 3 meters (2.3 metres) above boundaries with other sites as shown in Appendix 14.16.2, withreplaced MDRS angles i.e 55° (diagram C) except that: 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; 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. 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).' [The proposed amendments in relation to height at boundary are the same as currently proposed in PC14].	Sunlight access	Reject
107	Heather Woods		107.16	Seek Amendment	Support 14.13.3.12 on the basis CCC is to provide for Transportable Homes Hubs within this criteria.	Transportable homes	Reject
797	Zsuzsanna Hajnal		797.7	Seek Amendment	[D]ecrease the net floor area requirements of these EDM homes (e.g. by 33%).	Net floor area	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	THEME	Accept / Reject
802	Anita Moir		802.7	Seek Amendment	[D]ecrease the net floor area requirements of these homes (e.g. by 33%).	Net floor area	Reject
796	Justin Woods		796.6	Seek Amendment	[E]liminate or drastically reduce the net floor area requirements of Enhanced Development Mechanism homes.	Net floor area	Reject
803	Tamsin Woods		803.7	Seek Amendment	[E]liminate or drastically reduce the net floor area requirements of Enhanced Development Mechanism homes.	Net floor area	Reject
795	Andrew Stevenson		795.7	Oppose	[E]liminate the net floor area requirements of EDM homes.	Net floor area	Reject
801	Jean Turner		801.7	Seek Amendment	[E]liminate the net floor area requirements of these homes, or at least decrease them by at least 33%.	Net floor area	Reject
107	Heather Woods		107.25	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.	Net floor area	Reject
789	Eric Woods		789.8	Seek Amendment	Amend 14.13.4.5. and decrease the net floor area requirements of tiny homes (e.g. by 33%).	Net floor area	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	THEME	Accept / Reject
800	Ramon Gelonch Roca		800.6	Seek Amendment	Eliminate the net floor area requirements of EDM homes in order to align with the MDRS, which has no such restrictions.	Net floor area	Reject
792	Carmel Woods		792.7	Seek Amendment	Seek that the net floor area requirements of Enhanced Development Mechanism homes are reduced by 33%.	Net floor area	Reject
107	Heather Woods		107.11	Support	Support 14.13.3.5 - provided CCC include provision for transportable homes	Transportable homes	Reject
800	Ramon Gelonch Roca		800.7	Seek Amendment	Allow for outdoor living spaces to be shared or partially shared with neighboring dwellings.	OLS	Accept in-part
795	Andrew Stevenson		795.8	Seek Amendment	[A]llow for outdoor living spaces to be shared or partially shared with neighboring dwellings.	OLS	Accept in-part
797	Zsuzsanna Hajnal		797.8	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.	OLS	Accept in-part
801	Jean Turner		801.8	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.	OLS	Accept in-part

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	THEME	Accept / Reject
802	Anita Moir		802.8	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.	OLS	Accept in-part
803	Tamsin Woods		803.8	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.	OLS	Accept in-part
107	Heather Woods		107.26	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.	OLS	Accept in-part
792	Carmel Woods		792.8	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.	OLS	Accept in-part
789	Eric Woods		789.9	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.	OLS	Accept in-part

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	THEME	Accept / Reject
107	Heather Woods		107.12	Support	Support 14.13.3.7 provided Transportable homes are provided for	Transportable homes	Reject
107	Heather Woods		107.13	Seek Amendment	Support 14.13.4.7 provided transportable homes are provided for	Transportable homes	Reject
107	Heather Woods		107.14	Seek Amendment	Support 14.13.4.8. provided CCC is to provide for Transportable Homes Hubs within this criteria.	Transportable homes	Reject
789	Eric Woods		789.7	Seek Amendment	permit Qualifying Sites to be located in ANY Residential Suburban zone, (not just the Residential Suburban Density Transition Zone).	Extend to RS	Reject in-part
571	James Harwood		571.29	Support	Seeks that higher density housing near the city and commercial centres be supported.	Central city	Accept
571	James Harwood		571.28	Support	Seeks that rules relating to Higher-density housing near the city and commercial centres be supported.	Central city	Accept
107	Heather Woods		107.33	Seek Amendment	Amend 14.13.1.4 to apply the following A. 800 metres EDM walking distance of: I. A Commercial Business City Centre Zone , or Commercial Mixed use Zone. II. A supermarket of not less than 1000m ² gross floor area - except that B does not apply to EDM in the Residential Banks Peninsula Zone; B. 800 metres EDM walking distance of either a primary or intermediate school;	Remove qualifying controls	Reject in-part

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	THEME	Accept / Reject
					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 ² ;		
795	Andrew Stevenson		795.6	Seek Amendment	[A]llow Qualifying Sites not only in Residential Suburban Density Transition Zone, but also in any Residential Suburban Zone.	Extend to RS	Reject
797	Zsuzsanna Hajnal		797.6	Seek Amendment	[P]ermit EDM sites in any Residential Suburban zone, not just the Residential Suburban Density Transition Zone.	Extend to RS	Reject in-part
803	Tamsin Woods		803.6	Seek Amendment	[P]ermit Qualifying Sites [in] ANY Residential Suburban zone, not just the Residential Suburban Density Transition Zone	Extend to RS	Reject in-part
801	Jean Turner		801.6	Seek Amendment	[P]ermit Qualifying Sites to be located in ANY Residential Suburban zone, (not just the Residential Suburban Density Transition Zone)	Extend to RS	Reject in-part
802	Anita Moir		802.6	Seek Amendment	[P]ermit Qualifying Sites to be located in ANY Residential Suburban zone, (not just the Residential Suburban Density Transition Zone).	Extend to RS	Reject in-part
796	Justin Woods		796.5	Seek Amendment	[P]ermit Qualifying Sites to not just the Residential Suburban Density Transition Zone, but also be ANY Residential Suburban zone.	Extend to RS	Reject in-part

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	THEME	Accept / Reject
800	Ramon Gelonch Roca		800.5	Seek Amendment	Allow Qualifying Sites to include any Residential Suburban Zone, not only in Residential Suburban Density Transition Zone.	Extend to RS	Reject in-part
107	Heather Woods		107.34	Seek Amendment	Delete Rule 14.13.1.1	Remove qualifying controls	Reject in-part

14.14 – COMMUNITY HOUSING DEVELOPMENT MECHANISIM

Please refer to the s42A report for reasoning.

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	Accept / Reject
107	Heather Woods		107.17	Seek Amendment	Reinstate sub-chapter 14.14 - Community Housing Development Mechanism	Reject
625	Pamela-Jayne Cooper		625.4	Oppose	Oppose [proposed deletion of 14.14]	Reject
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	834.237	Support	[That the Community Housing Redevelopment Mechanism remains deleted and is not re-instated].	Accept

14.15 – MATTERS OF CONTROL AND DISCRETION

14.15 – Generally

Nature of feedback	Submitter points	Recommendations
<ul style="list-style-type: none"> • Submitter #834 requested that the LPTAA is removed and areas rezoned as MRZ. • Submitter #145 requested that greater controls were in place to deliver healthy streets. • Submitter #780 supported all matters of discretion as notified. 	834.85 145.10 780.18	<p>Accept in part</p> <ul style="list-style-type: none"> • Consideration of the LPTAA is covered in the specific issue relating to the QM. I accept that zoning beneath the QM should be changed to MRZ, but should also include two new Precincts to address the nature of the QM. • I accept the importance of an attractive street environment. Matters and standards have been included in the plan change to address street engagement, however standards relating to the Transport Zone itself are considered out of scope of PC14.

14.15.1 – Residential Design Principles

Nature of feedback	Submitter points	Recommendations
<p>Support as notified:</p> <ul style="list-style-type: none"> • Submitter #145 supports design principles as notified and is especially supportive of controls to strengthen CPTED and matters to address site layout and context. <p>Simplification:</p> <ul style="list-style-type: none"> • Submitters #834 and #877 requested that all matters and sub-matters in 14.15.1 are streamlined and distilled down to five key matters in order to ease consenting and avoid duplication 	877.35* 842.26 842.45 805.9 212.12 834.203 145.23 145.9 305.1 * This subpoint was coded to 14.15 (generally) but relates to 14.15.1 and has thus been included here.	<p>Simplification:</p> <ul style="list-style-type: none"> • I recommend that these submissions are rejected as their application is an over-simplification of potential adverse effects associated with density and increased ambiguity of how the rule is applied to Plan users. I therefore recommend that these specific requests is rejected. • However, I accept that changes can be made to ease interpretation and general application. I adopt recommendations made by Ms Blair. <p>Greater urban design control:</p>

<p>and redundancies across matters of discretion.</p> <p>Greater urban design control:</p> <ul style="list-style-type: none"> • Submitter #305 expressed support for design principles and requests these are further strengthened to provide for more appropriate design outcomes for high density housing. • Submitter #842 (Fire and Emergency) supports the matter and seeks that emergency service access is also included. <p>Reverse sensitivity:</p> <ul style="list-style-type: none"> • Submitter #212 (The Fuel Companies) request that reverse sensitivity is considered within principles. <p>Note: this report does not address submissions on the City Spine QM (i.e. submission 805.9). Reference should be made to the s42A by Ms Oliver.</p>		<ul style="list-style-type: none"> • I support changes recommended by Ms Blair to address high density housing. • While I accept that changes requested by Fire and Emergency are valid, I do not believe that this is not where this matter of discretion should be applied as the associated rule is located in Chapter 7. Changes should therefore be made to 7.4.4 as required. Reference should be made to evidence by Ms Piper. • I recommend that the request by Fire and Emergency here is therefore rejected. <p>Reverse sensitivity:</p> <ul style="list-style-type: none"> • While I accept that changes requested by The Fuel Companies are valid, I do not believe that Residential Urban Design Principles are an appropriate matter to contain these changes as they seek to reflect effects internal to the site. • I therefore recommend that a new matter of discretion is applied to 14.15 to address these concerns.
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14.15.2 - Site density and site coverage

Nature of feedback	Submitter points	Recommendations
<p>Simplification:</p> <ul style="list-style-type: none"> • Submitter #834 (Kāinga Ora – Homes and Communities) requests that the matter is more simplified to avoid any duplication and overlap with 14.15.1 – Residential Design Principles. 	<p>471.19 834.78 557.7 212.13 834.206 467.7 61.39</p>	<p>Simplification:</p> <ul style="list-style-type: none"> • I support improvements to the matter to ease its application and avoid duplication. I make reference to the evidence of Ms Blair. <p>Reverse sensitivity:</p>

<p>Reverse sensitivity:</p> <ul style="list-style-type: none"> • Submitter #212 (The Fuel Companies) requests that an addition is made to clause (a) to address reverse sensitivity. <p>Sunlight:</p> <ul style="list-style-type: none"> • Submitter #467 (Jillian Schofield) states general opposition to enabled height, such as that in Hornby and Hei Hei. • Submitter #61 (VNA) requests that the operative recession plane dial (Appendix 14.16.2 Diagram C) is used. • Submitters #557 and #834 request that references to MDRS-modified recession planes (as a result of the Sunlight Access QM) are removed as a consequence of removing the QM. <p>More restrictive density:</p> <ul style="list-style-type: none"> • Submitter #471 (Kem Wah Tan) requests that a maximum of two storeys is set in suburban areas and less density. 		<ul style="list-style-type: none"> • While I accept that changes requested by The Fuel Companies are valid, I do not believe that Residential Urban Design Principles are an appropriate matter to contain these changes as they seek to reflect effects internal to the site. • I therefore recommend that a new matter of discretion is applied to 14.15 to address these concerns. <p>Sunlight:</p> <ul style="list-style-type: none"> • I recommend that all submissions on this matter are rejected. • Council must apply MDRS and Policy 3 unless a qualifying matter applies. This can only reduce intensification otherwise directed to the extent necessary. I support the qualifying matter approach as proposed. <p>More restrictive density:</p> <ul style="list-style-type: none"> • I recommend that all submissions on this matter are rejected. • Council must apply MDRS and Policy 3 unless a qualifying matter applies
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14.15.3 - Impacts on neighbouring property

Nature of feedback	Submitter points	Recommendations
<p>Boundary treatments & amenity scope:</p> <ul style="list-style-type: none"> • Submitter #834 (Kāinga Ora – Homes and Communities) considers that considering amenity is appropriate for 	<p>834.204 786.3 842.46 425.7 212.14</p>	<p>Boundary treatments & amenity scope:</p> <ul style="list-style-type: none"> • I recommend that the request by #834 are accepted and refer to evidence by Ms Blair for modifications. • I recommend that the request by #786 is accepted in-part: wider structural effects may not be captured by the Building Act

<p>this rule and height should relate to Policy 1 accessibility matters.</p> <ul style="list-style-type: none"> • Submitter #786 (Marta Scott) requests that the rule better reflect effects on adjoining retaining walls and vegetation planting at the boundary. • Submitter #842 (Fire and Emergency) requests that matters are inserted to address fire spread and adequate water supply and pressure for fire fighting. • Submitter #425 (Tom King) request for greater consideration of loss of privacy, sunlight and road congestion. <p>Reverse sensitivity:</p> <ul style="list-style-type: none"> • Submitter #212 (The Fuel Companies) requests that an addition is made to clause (a) to address reverse sensitivity. <p>Simplification:</p> <ul style="list-style-type: none"> • Submitters #823 and #814 request that all of the sub-points are removed and that discretion is focused on planned urban character. • Submitter #556 (Winton Land Limited) requests that the rule is simplified, largely removing section (c) that specifically relates to MRZ and HRZ development. <p>Sunlight:</p>	<p>823.145 814.179 556.16 454.3 63.48 70.16</p>	<p>and are important to consider on slopes; however controls on vegetation I consider to be too prescriptive and best address through other parts of property law, outside of the Plan.</p> <ul style="list-style-type: none"> • I support amendments requested by Fire and Emergency to address fire spread, however water supply is addressed in 14.15.8 – Water supply for fire fighting. I therefore recommend that the request is accepted in part. • I recommend that the request by Tom King is rejected. Sunlight and privacy are already addressed and Chapter 7 addresses traffic effects. <p>Reverse sensitivity:</p> <ul style="list-style-type: none"> • I recommend that the request by The Fuel Companies is accepted. <p>Simplification:</p> <ul style="list-style-type: none"> • I recommend that these requests are rejected or rejected in part. • Requests submitters #823 and #814 remove all specificity and increase ambiguity for Plan users. I also do not support the request by Winton Land Limited to remove matters specifically relating to MRZ and HRZ development. • However, recommendations included in reporting have highlighted the modification of height control to be more permissive, easing the application of matters of discretion. I therefore recommend that consequential changes are made and refer to evidence by Ms Blair. <p>Sunlight:</p> <ul style="list-style-type: none"> • I recommend that requests made to protect existing sun access are rejected as this would fail to achieve the intensification requirements of MDRS and Policy 3.
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<ul style="list-style-type: none"> Submitters #454, #63, and #70 request that greater controls are made to protect existing sunlight access. 		
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14.15.4 - Height in relation to boundary breaches

Nature of feedback	Submitter points	Recommendations
<p>Scope of discretion:</p> <ul style="list-style-type: none"> Submitter #834 (Kāinga Ora – Homes and Communities) considers that discretion should only be limited to neighbouring properties (i.e. those affected by the breach). <p>Reverse sensitivity:</p> <ul style="list-style-type: none"> Submitter #212 (The Fuel Companies) requests that an addition is made to clause (a) to address reverse sensitivity. <p>Support sunlight protection:</p> <ul style="list-style-type: none"> Submitter #63 (Kathleen Crisley) seeks that provisions in relation to recession planes are retained in final plan decision. 	<p>834.205 212.15 63.50*</p> <p>*Note: this submission point was recorded under 14.15.7 (Traffic generation and access safety) but does not address that subpoint and is best considered here.</p>	<p>I recommend that both submissions are accepted.</p> <p>Submission #63 is acknowledged.</p>

14.15.6 – Scale and nature of activity

- Submitter #237 (Marjorie Manthei) supports the matter, as notified.

14.15.8 – Water supply for fire fighting

- Submitter #842 (Fire and Emergency) support the matter, as notified.

14.15.10 – Retirement villages

- RVA (811.66, 811.67) seeks that this matter of discretion is entirely replaced.
- The matter of discretion regarding retirement villages was specifically added to address the urban design effects and other wider effects associated with Retirement Villages. I consider that that the matters remain relevant. The proposed RVA change would also remove reference to development in Akaroa, which is outside the scope of this Plan Change. However, I do consider that a minor change is required to c. to note its application.
- **I therefore recommend that the submission is rejected in-part.**

14.15.14 – Residential fencing

Nature of feedback	Submitter points	Recommendations
<p>Simplification:</p> <ul style="list-style-type: none"> • Submitter #834 (Kāinga Ora – Homes and Communities) seek that the rule is limited to the adequate provision of amenity for occupants and the delivery of a functional and attractive streetscape. 	834.207	<p>I recommend that the submission is accepted in-part. The sub-points address these matters, whilst also considering fencing along internal boundaries, rather than just streetscape.</p>

14.15.20 – Service, storage and waste management spaces

Nature of feedback	Submitter points	Recommendations
<p>Simplification:</p> <ul style="list-style-type: none"> • Submitter #834 (Kāinga Ora – Homes and Communities) requests that the matters for assessment are sought to be limited to the adequate provision of amenity for occupants and the delivery 	834.208	<p>Reject in-part There is not considered to be an overlap with other matters, but these have been reviewed as part of the alternative proposal.</p>

of a functional and attractive streetscape. Changes should be seen to avoid duplication and overlapping with 14.15.1.		
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14.15.21 – Outdoor living space

- University of Canterbury #184 supports the standard, as notified.

14.15.23 – Street-facing glazing

Nature of feedback	Submitter points	Recommendations
Simplification: Submitter #834 (Kāinga Ora – Homes and Communities) requests that 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. Changes should be seen to avoid duplication and overlapping with 14.15.1.	834.210	Reject in-part There is not considered to be an overlap with other matters, but these have been reviewed as part of the alternative proposal.

14.15.30 – Building height in the High Density Residential Zone within the Central City

Nature of feedback	Submitter points	Recommendations
Marjorie Manthei (#237): Requests that greater consideration is given to ways to provide further protection from tall buildings in a residential neighbourhood, by rewriting and expanding the current list. Linda Blake (#78): Supports means to improve sunlight access.	237.47 78.6	Out of scope - reject This matter of discretion relates to non-compliances that relate to cultural activities in accordance with 14.6.1.3.RD1. This has not been considered as part of the plan change and only the title has proposed to change to ensure reference remain accurate as the zone name is proposed to change.

14.15.31 – Daylight recession planes in the High Density Residential Zone within the Central City

Nature of feedback	Submitter points	Recommendations
All submissions related to the greater protection of sunlight access.	237.48, 63.49, 70.15, 78.7	<p>Out of scope - reject</p> <p>This matter of discretion relates to non-compliances that relate to cultural activities in accordance with 14.6.1.3.RD1. This has not been considered as part of the plan change and only the title has proposed to change to ensure reference remain accurate as the zone name is proposed to change.</p>

14.15.36 – Urban design in the High Density Residential Zone within the Central City

- Marjorie Manthei (#237) support the matter, as notified.

14.16 – RESIDENTIAL APPENDICIES

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
258	Stephen Bryant		258.5	Seek Amendment	Amend recession planes for Christchurch to ensure they meet the Australian standard.	Alternative metric	Reject
385	Claire Williams		385.4	Seek Amendment	[Seeks that] the recession planes for Christchurch should meet the Australian Standard.	Alternative metric	Reject
119	Tracey Strack		119.7	Seek Amendment	<ul style="list-style-type: none"> • That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary; and, • That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions. 	Greater sunlight	Reject
165	Catherine & Peter Baddeley		165.4	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	Greater sunlight	Reject
188	Tony Simons for Riccarton Bush - Kilmarnock Residents' Association	Riccarton Bush - Kilmarnock Residents' Association	188.6	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.	Greater sunlight	Reject
197	Steve Smith		197.5	Oppose	[Maintain existing recession planes]	Greater sunlight	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
200	Robert J Manthei		200.6	Oppose	Recession planes should be the same as the current ones	Greater sunlight	Reject
215	Graham Thomas Blackett		215.2	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.	Greater sunlight	Reject
220	Martin Snelson		220.6	Seek Amendment	Amend the recession plane angles to maximise sunlight	Greater sunlight	Reject
221	Cynthia Snelson		221.6	Seek Amendment	Amend the recession plane angles to maximise sunlight	Greater sunlight	Reject
237	Marjorie Manthei		237.7	Oppose	[Retain] current residential recession planes	Greater sunlight	Reject
245	Victoria Berryman		245.1	Seek Amendment	Amend the Sunlight Access Qualifying Matter to allow for ground floors to have more sun during the winter.	Greater sunlight	Reject
246	Robert Black		246.5	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.	Greater sunlight	Reject
272	Caitriona Cameron		272.7	Seek Amendment	The proposal should increase protection of sunlight access to maximise liveability features in new developments. - The recession plane angles should be reduced to provide more sunshine access than in Auckland, not the same, to take account of the colder temperatures in Christchurch. - Recession planes and setbacks should be set to	Greater sunlight	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
					guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring proerties. Recession plane angles should be reduced for those sites bordering sites narrower than the suggested standard of 15m.		
294	Chessa Crow		294.3	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.	Greater sunlight	Reject
332	Neil Hodgson		332.1	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.	Greater sunlight	Reject
360	Rebecca West		360.4	Support	[Require] greater attention to the mitigation of the loss of sunlight to neighboring properties	Greater sunlight	Reject
367	John Bennett		367.1	Seek Amendment	That the recession plane angles be lowered to allow adequate sunlight into ground floor housing units on adjacent sites during mid winter.	Greater sunlight	Reject
376	Colin Gregg		376.4	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	Greater sunlight	Reject
383	Colin Dunn		383.5	Seek Amendment	Seeks more restrictive recession planes.	Greater sunlight	Reject
390	Mike Singleton		390.2	Support	[Retain recession planes]	Greater sunlight	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
425	Tom King		425.6	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.	Greater sunlight	Reject
435	Madeleine Thompson		435.5	Oppose	[Oppose Height in Relation to Boundary Provisions]	Greater sunlight	Reject
454	Steve Hanson		454.12	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.	Greater sunlight	Reject
485	John Buckler		485.5	Oppose	Change 45 St. Albans Street to a Medium Density Residential zone or preserve current sunlight.	Greater sunlight	Reject
491	Juliet Kim		491.2	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.	Greater sunlight	Reject
518	Sarah Meikle		518.10	Seek Amendment	[That the Sunlight Access Qualifying Matter only applies to developments within the 4 Avenues].	Greater sunlight	Reject
580	Darin Cusack		580.5	Seek Amendment	That the Sunlight Qualifying Matter be more conservative than proposed.	Greater sunlight	Reject
584	Claudia M Staudt		584.7	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	Greater sunlight	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
62	Thomas Calder		62.3	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	Greater sunlight	Reject
638	Garth Wilson for Central Riccarton Residents' Association Inc	Central Riccarton Residents' Association Inc	638.3	Seek Amendment	[Amend recession planes to provide more sunlight]	Greater sunlight	Reject
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	685.36	Seek Amendment	[M]ore restrictive recession planes should apply along the shared boundary [between MRZ and Residential Suburban, Residential Suburban Density Transition or Residential Hills zoned sites]	Greater sunlight	Reject
701	Ian McChesney		701.5	Seek Amendment	Reduce recession plane angles to provide more sunshine access than in Auckland.	Greater sunlight	Reject
701	Ian McChesney		701.6	Seek Amendment	Recession plane angles should be reduced for those sites bordering single storey existing properties.	Greater sunlight	Reject
701	Ian McChesney		701.7	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.	Greater sunlight	Reject
708	Lauren Gibson		708.3	Seek Amendment	[Increase sunlight access]	Greater sunlight	Reject
786	Marta Scott		786.1	Seek Amendment	[That] recession planes ...consider the slope of the land (on the Port Hills).	Greater sunlight	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
791	Marie Dysart		791.5	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.	Greater sunlight	Reject
851	Robert Leonard Broughton		851.2	Seek Amendment	Seek amendment to the qualifying matter [make them more restrictive].	Greater sunlight	Reject
86	Melissa and Scott Alman		86.3	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	Greater sunlight	Reject
876	Alan Ogle		876.6	Seek Amendment	Seek amendment to the Sunlight Qualifying Matter to be more conservative than proposed.	Greater sunlight	Reject
897	Evelyn Lalahi		897.2	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.	Greater sunlight	Reject
902	Helen Broughton for Waipuna Halswell-Hornby-Riccarton Community Board	Waipuna Halswell-Hornby-Riccarton Community Board	902.13	Seek Amendment	[T]hat there is provision for all ground floor dwellings to have access to sunlight all year round.	Greater sunlight	Reject
30	Doug Latham		30.12	Seek Amendment	Amend Appendix 14.16.2 'Recession planes' to increase recession planes in high density zone and reinstate previous exclusions.	More lenient	Reject
654	Wendy Fergusson		654.5	Seek Amendment	[H]ave a steeper pyramid shape of reducing heights out to the edges of the walkable catchment.	More lenient	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
676	Jack Gibbons		676.8	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.	More lenient	Reject
762	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	New Zealand Institute of Architects Canterbury Branch	762.28	Seek Amendment	[That the] permitted intrusion [of gables] is revisited and revised as suitable to be included in PC14.	More lenient	Reject
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	834.86	Oppose	1. Delete the Low Public Transport Accessibility Qualifying Matter and all associated provisions. 2. Rezone all areas subject to this QM to MRZ.	Oppose LPTAA	Reject
589	Krystal Boland		589.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
1049	Dylan Lange		1049.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
187	Tom Logan		187.4	Oppose	[Drop the Sunlight Access Qualifying Matter]	Oppose sunlight QM	Reject
191	Logan Brunner		191.16	Oppose	[Remove proposed QM Sunlight Access]	Oppose sunlight QM	Reject
233	Paul Clark		233.10	Oppose	Oppose [Sunlight Access Qualifying Matter]	Oppose sunlight QM	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
261	Maia Gerard		261.10	Seek Amendment	Opposes the Sunlight Access Qualifying Matter	Oppose sunlight QM	Reject
262	Alfred Lang		262.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
263	Harley Peddie		263.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
264	Aaron Tily		264.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
265	John Bryant		265.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
266	Alex Hobson		266.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
267	Justin Muirhead		267.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] The council drop this qualifying matter.	Oppose sunlight QM	Reject
268	Clare Marshall		268.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
269	Yvonne Gilmore		269.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
270	Rob Harris		270.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
271	Pippa Marshall		271.10	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.	Oppose sunlight QM	Reject
273	Ian Chesterman		273.10	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.	Oppose sunlight QM	Reject
274	Robert Fleming		274.10	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.	Oppose sunlight QM	Reject
331	clare mackie		331.1	Oppose	Oppose the Sunlight Access Qualifying Matter as part of CCC's PC14.	Oppose sunlight QM	Reject
342	Adrien Taylor		342.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
344	Luke Baker-Garters		344.4	Oppose	Removal of the city-wide sunlight access qualifying matter in its entirety	Oppose sunlight QM	Reject
345	Monique Knaggs		345.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject
346	George Laxton		346.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
347	Elena Sharkova		347.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject
350	Felix Harper		350.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
361	James Gardner		361.6	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
362	Cynthia Roberts		362.8	Oppose	Opposes the Sunlight Access Qualifying Matter.	Oppose sunlight QM	Reject
363	Peter Galbraith		363.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
364	John Reily		364.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
365	Andrew Douglas-Clifford		365.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
366	Olivia Doyle		366.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
370	Simon Fitchett		370.10	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
372	Julia Tokumaru		372.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
373	Mark Stringer		373.10	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
374	Michael Redepenning		374.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
375	Aidan Ponsonby		375.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
379	Indiana De Boo		379.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
384	Christopher Seay		384.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
387	Christopher Henderson		387.10	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
389	Emma Coumbe		389.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
391	Ezra Holder		391.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
392	Ella McFarlane		392.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
393	Sarah Laxton		393.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
394	Lesley Kettle		394.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
395	Emily Lane		395.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
415	Blake Thomas		415.9	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
416	Anake Goodall		416.6	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
417	Jason Bi for Viso NZ Limited	Viso NZ Limited	417.1	Oppose	Seek amendment to 4m 60° recession plane.	Oppose sunlight QM	Reject
503	Jamie Lang		503.1	Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.	Oppose sunlight QM	Reject
505	Jarred Bowden		505.6	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
507	Paul Young		507.4	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
510	Ewan McLennan		510.1	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
512	Harrison McEvoy		512.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
514	Ann Vanschevensteen		514.4	Oppose	The council drop the Sunlight Access Qualifying Matter.	Oppose sunlight QM	Reject
515	Zachary Freiberg		515.10	Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.	Oppose sunlight QM	Reject
516	Jessica Nimmo		516.8	Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.	Oppose sunlight QM	Reject
517	Alex McNeill		517.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
519	James Carr		519.16	Oppose	[O]ppose the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
520	Amelie Harris		520.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
521	Thomas Garner		521.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject
522	Lisa Smailes		522.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject
523	Adam Currie		523.6	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
524	Daniel Tredinnick		524.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
525	Gideon Hodge		525.10	Oppose	That Council drops [the Sunlight Access] qualifying matter.	Oppose sunlight QM	Reject
527	Kaden Adlington		527.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
528	Kelsey Clousgon		528.4	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
529	Daniel Carter		529.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
531	Claire Cox		531.6	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
532	Albert Nisbet		532.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
533	Frederick Markwell		533.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
537	Matt Johnston		537.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
546	Benjamin Maher		546.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
551	Henry Seed		551.10	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject
552	David Moore		552.9	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject
553	Josh Flores		553.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
554	Fraser Beckwith		554.10	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject
555	James Cunniffe		555.10	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
556	Clare Dale for Winton Land Limited	Winton Land Limited	556.14	Seek Amendment	<p>Delete 14.16.2 Appendix recession planes, insert the following: Appendix 14.16.2 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.</p> <p>b. For any part of a building above 12m in height, the recession plane under a. shall apply, unless that part of the building above 12m in height is set back from the relevant boundary of a development site as set out below: i. northern boundary: 6 metres; ii. southern boundary: 8 metres; and iii. eastern and western boundaries: 7 metres where the boundary orientation is as identified in Appendix 14.16.2 Diagram D, in which case there shall be no recession plane requirement for that part of the building above 12m in height.</p> <p>c. This standard does not apply to— i. a boundary with a road: ii. existing or proposed internal boundaries within a site: iii. site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed. iv. the construction of three or more residential units of a maximum of 14 23 metres in height from ground level, to any part of a building: A. along the first 20 metres of a side boundary measured from the road boundary; or B. within 60% of the site depth, measured from the road boundary, whichever is lesser. For corner sites, depth is measured from the internal</p>	Oppose sunlight QM	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
					boundaries, that are perpendicular to the road boundary. See Figure 1, below insert new figure 1 as per submission		
557	Peter Beswick		557.12	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter	Oppose sunlight QM	Reject
559	Mitchell Tobin		559.10	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject
560	Reece Pomeroy		560.10	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject
562	Rob McNeur		562.10	Support	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject
563	Peter Cross		563.6	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject
565	Angela Nathan		565.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
566	Bruce Chen		566.6	Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.	Oppose sunlight QM	Reject
567	Mark Mayo		567.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
568	Hazel Shanks		568.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
570	Christine Albertson		570.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
571	James Harwood		571.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
572	Yu Kai Lim		572.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
573	Jeff Louttit		573.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
574	Henry Bersani		574.7	Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter.	Oppose sunlight QM	Reject
575	Jeremy Ditzel		575.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
576	Juliette Sargeant		576.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
577	James Robinson		577.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
578	Jamie Dawson		578.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
587	Ciaran Mee		587.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
588	David Lee		588.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
590	Todd Hartshorn		590.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
591	Helen Jacka		591.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
599	David Townshend		599.3	Oppose	[Delete Sunlight Access Qualifying Matter]	Oppose sunlight QM	Reject
611	Ailbhe Redmile		611.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
612	Hamish McLeod		612.7	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
613	Noah Simmonds		613.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
615	Analija Thomas		615.23	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
624	Daniel Scott		624.9	Support	[Opposes] the Sunlight Access Qualifying Matter. Seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject
628	Tom Crawford		628.5	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
633	James Dunne		633.5	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
634	Georgia Palmer		634.5	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
639	Rory Evans Fee		639.6	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
643	Keegan Phipps		643.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
646	Archie Manur		646.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
652	Declan Cruickshank		652.11	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject
655	Daymian Johnson		655.10	Oppose	Seek[s] that the council to drop Regarding the Sunlight Access Qualifying Matter.	Oppose sunlight QM	Reject
656	Francesca Teague-Wytenburg		656.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council [remove] this qualifying matter.	Oppose sunlight QM	Reject
658	Ben Thorpe		658.6	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
660	Bray Cooke		660.5	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject
661	Edward Parkes		661.6	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
662	Bryce Harwood		662.6	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
670	Mary-Louise Hoskins		670.3	Oppose	Oppose the sunlight access qualifying matter [and seeks greater sunlight for Christchurch].	Oppose sunlight QM	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
713	Girish Ramlugun		713.7	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject
715	Sara Campbell		715.8	Oppose	Oppose the Sunlight Access Qualifying Matter and that the council remove this qualifying matter.	Oppose sunlight QM	Reject
717	Jonty Coulson		717.7	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject
718	Gareth Holler		718.10	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject
719	Andrew Cockburn		719.10	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject
721	Ethan Pasco		721.8	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
724	Alan Murphy		724.6	Seek Amendment	[O]ppose[s] the Sunlight Access Qualifying Matter.. seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
727	Birdie Young		727.5	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
733	Michael Hall		733.11	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
752	Amanda Smithies		752.9	Oppose	oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject
753	Piripi Baker		753.8	Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject
754	Alex Shaw		754.8	Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	Oppose sunlight QM	Reject
810	Anita Collie for Regulus Property Investments Limited	Regulus Property Investments Limited	810.4	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	Oppose sunlight QM	Reject
811	Luke Hinchey for Retirement Villages Association of New Zealand Inc	Retirement Villages Association of New Zealand Inc	811.59	Seek Amendment	[Amend MRZ & HRZ recession plane to] 60 [degrees] measured from a point 4 m above ground level along all boundaries,	Oppose sunlight QM	Reject
812	James Barbour		812.2	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.	Oppose sunlight QM	Reject
814	Jo Appleyard for Carter Group Limited	Carter Group Limited	814.174	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.	Oppose sunlight QM	Reject
823	Jo Appleyard for The Catholic Diocese of Christchurch	The Catholic Diocese of Christchurch	823.140	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.	Oppose sunlight QM	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
832	Finn Jackson		832.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
837	Sylvia Maclaren		837.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
839	Jacinta O'Reilly		839.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
840	Rosa Shaw		840.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
841	Jess Gaisford		841.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
843	Allan Taunt		843.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
844	Hayden Smythe		844.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
846	Lauren Bonner		846.1	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject
847	Will Struthers		847.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	Oppose sunlight QM	Reject

No.	Name	Organisation	Point No.	Support Oppose	Decision Sought Only	MAIN THEME	Recommendation
859	Fiona McCarthy for Ministry of Housing and Urban Development	Ministry of Housing and Urban Development	859.4	Oppose	That the Sunlight Access Qualifying Matter is deleted	Oppose sunlight QM	Reject
112	Nikki Smetham		112.9	Support	[Retain Sunlight Access Qualifying Matter]	Support sunlight QM	Acknowledge
184	Kelly Bombay for University of Canterbury	University of Canterbury	184.8	Support	Retain rule as proposed (Diagram D)	Support sunlight QM	Acknowledge
196	Brian Gillman		196.5	Support	[Retain Sunlight Access Qualifying Matter as proposed]	Support sunlight QM	Acknowledge
222	Claire Mulcock for Deans Avenue Precinct Society Inc.	Deans Avenue Precinct Society Inc.	222.8	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.	Support sunlight QM	Acknowledge
918	Geoff Banks		918.10	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council maintain this qualifying matter.	Support sunlight QM	Acknowledge

QUALIFYING MATTER – LOW PUBLIC TRANSPORT ACCESSIBILITY AREA (LPTAA)

Main theme	Matters raised	Submission points	Response
<p>Support approach, as notified</p> <p>3 submission points</p>	<p>Submitters support the qualifying matter approach as notified. Submitter #900 noting how particularly inaccessible and constrained the Port Hills are.</p>	<p>900.3, 112.3, 312.5</p>	<p>Support approach, as notified</p> <ul style="list-style-type: none"> • Agree, although foothill areas should be seen as accessible when within walking catchments to identified routes. • Re-configuration of the bus route network on the hills is highly restricted due to topographical and roading infrastructure constraints and the increased cost of development on hill sites.
<p>Other bus routes to be considered</p> <p>17 submission points</p>	<p>The following other bus routes were requested to be considered as high frequency by submitters:</p> <ul style="list-style-type: none"> • Bus #60 [Keyes Road]; • Bus #80 [Wainoni Road]; • Bus #3 [to Sumner]. 	<p>801.15, 802.15, 107.31, 792.15, 789.12, 795.9, 796.7, 801.9, 797.9, 802.9, 803.9, 107.27, 792.9, 789.10, 689.78, 703.2, 800.8</p>	<p>Other bus routes to be considered – Accept-in part</p> <ul style="list-style-type: none"> • The approach taken with the qualifying matter is that only those areas outside of walking catchments from more bus routes and the Orbiter (single digit bus numbers) – as well as employment connectors – are restricted. Double digit bus services are of a lesser frequency, with #80 has lower frequency (generally half-hourly) than #5 (generally 15-minutes).
<p>Modify catchment extent</p> <p>18 submission points</p>	<p>Submitters requested that the catchment used to define the qualifying matter be modified to better consider:</p> <ul style="list-style-type: none"> • Generally, higher frequency bus routes / should only be applied to completely un-serviced areas; • Areas of future investment; • Areas serviced by other transport options (like Uber); 	<p>728.2, 244.1, 322.2, 322.1, 879.7, 726.2, 421.1, 663.3,, 300.3, 881.4, 881.5, 814.243, 242.15, 107.29, 792.13</p>	<p>Reject in-part</p> <ul style="list-style-type: none"> • As above, sites within catchments from route #3 are proposed to be included. • Only higher frequency routes and employment connector routes are considered, therefore the Mt Peasant and Hackthorne Road service do not meet the criteria and would have the QM applied. • The qualifying matter approach is to focus on the highest frequency as this is the best indicator of propensity. The objective is to lessen private vehicle use by enabling greater

Main theme	Matters raised	Submission points	Response
	<ul style="list-style-type: none"> • Catchments from Orbiter route; • Operative RNN areas proposed to be MRZ outside of accessible catchments (Storr Close, Glendore Drive, James Mackenzie Drive and Sutherlands Road) (#728.2); • Remove from 75 Alderson Avenue (#244.1); • Crest Lane (#879.7); • Gwynfa Ave (#726.2); • Low frequency area of Hackthorne Road (#421.1); • Zone areas not considered relevant residential zones – Redmund Spur (#881.4, #881.5); • As per Council submission; • Better considers impacts on intensification. 		<p>densities in highly accessible and serviceable areas. Focusing of other ride-share options would not support this objective. In addition, the qualifying matter has not been placed over operative RNN areas that have been developed as their propensity to re-develop would be very low. This means that areas described by submitter #728 would remain MRZ, without the LPTAA qualifying matter.</p> <ul style="list-style-type: none"> • Considering other specific addresses/areas requested by submitters: <ul style="list-style-type: none"> ○ 75 Alderson Avenue is not within a walkable catchment to an identified bus route; the LPTAA should remain. ○ Crest Lane is not within a walkable catchment to an identified bus route; the LPTAA should remain. ○ Upper parts of Hackthorne Road are within a low-frequency part of #1 route and should have the LPTAA applied. ○ Gwynfa Avenue is within a walkable catchment to the Orbiter Route and should remain MRZ, without the LPTAA qualifying matter. • The Council submission and other submitters have highlighted that the catchment from the Orbiter must be better reflected in the catchment. I agree and recommend it's full inclusion for consideration, where areas within the 800m catchment are removed from the LPTAA.
<p>Oppose, qualifying matter should be removed</p> <p>202 submission points</p>	<p>Submitters request that the qualifying matter is removed for the following reasons:</p> <ul style="list-style-type: none"> • Represents a static picture of current public transport accessibility / unable to adapt; 	<p>805.18, 880.1, 444.6, 723.3, 877.12, 114.6, 877.3, 884.4, 887.6, 676.9, 55.12, 121.19, 344.5, 681.2, 104.5, 103.5, 100.5, 783.2, 187.8, 189.9, 191.18, 199.4, 798.3, 859.1,</p>	<p>Reject:</p> <p>Oppose, qualifying matter should be removed</p> <ul style="list-style-type: none"> • Reference should be made to 7.4 in this report for further discussion and evaluation under the Act.

Main theme	Matters raised	Submission points	Response
[~172 proforma]	<ul style="list-style-type: none"> Restricts future growth and intensification; Does not consider prospective future rail access; Fails to meet statutory test / contrary to NPS-UD and/or MDRS / lacks evidence; Does not consider active transport connections, like Major Cycle Routes; Potential to exacerbate social inequities in eastern Christchurch; Lack of relationship between PT access and density; A financial contribution could instead be payable, financing future PT growth; Approach has been used to reduce both high density and MDRS areas; Methodology is arbitrary / should include down to 15 minute frequencies; Specific buses mentioned for inclusion: 28, 107, 130, 140; The QM should not apply to retirement villages. 	<p>277.3, 233.5, 61.24, 362.12, 506.3, 517.5, 507.1, 512.2, 370.6, 373.6, 753.5, 624.2, 595.2, 542.2, 608.2, 614.2, 596.2, 603.2, 550.2, 534.2, 365.12, 366.6, 375.5, 538.2, 539.2, 540.2, 553.2, 727.1, 733.6, 738.5, 918.5, 371.5, 379.5, 387.5, 391.5, 393.5, 510.12, 527.5, 529.5, 532.5, 589.5, 832.5, 1049.5, 843.5, 342.5, 350.4, 363.5, 264.5, 265.5, 266.5, 269.5, 374.5, 518.5, 520.5, 533.5, 567.5, 572.5, 590.5, 840.5, 844.5, 261.5, 268.5, 372.5, 389.3, 394.6, 395.5, 565.5, 568.5, 569.5, 570.5, 571.5, 573.5, 575.5, 576.5, 577.6, 578.5, 587.5, 588.1, 591.5, 643.6, 646.6, 837.5, 839.5, 841.5, 846.2, 847.5, 267.5, 346.5, 347.5, 521.5, 522.5, 345.5, 541.2, 544.2, 546.2, 634.2, 609.2, 652.2, 607.2, 610.2, 611.2, 612.2, 613.2, 615.2, 616.2, 617.2, 619.2, 620.2, 628.2, 631.2, 632.2, 633.2, 640.2, 642.2, 645.2, 648.2, 649.3, 650.2, 651.2, 722.2, 808.2, 618.2, 547.2, 597.2, 598.2, 601.2, 602.2, 604.2, 606.2, 526.2, 549.2, 548.2, 270.5, 384.5, 392.5, 254.1,</p>	<ul style="list-style-type: none"> The qualifying matter is largely based on core routes who are unlikely to fundamentally change due to the requirements of roading infrastructure needed to deliver routes at this frequency and the cost prohibitive nature of delivering this elsewhere. The additional 4 routes may alter in time, however Council is required to review sufficiency every 3 years (HBA), which provides an opportunity to evaluate whether qualifying matter settings are appropriate. Requirements under the NPS-UD also require council to enable 'at least six storeys' within walkable catchments of rapid transport stops. Intensifying around current rail connections is presumptuous about future public transport delivery and does not reflect the requirements of the NPS-UD or the Mass Rapid Transit Indicative Business Case¹. The Council Submission has considered additional changes to reflect the Orbiter Bus route, which was not fully considered in error. Proposed routes have been re-evaluated and the following changes (in addition to the Council Submission) are recommended: <ul style="list-style-type: none"> Applying the LPTAA over the low-frequency component of #1 route (Hackthorne Road) Remove the LPTAA over the higher frequency part of #7 (Travis area) Further adjust the catchment to rationalise smaller 'islands' and extremities at the edge of catchment(s). There is evidence that supports investing in areas within 10 minutes from routes with the highest frequency. This, along

¹ See Mass Rapid Transit information on the Greater Christchurch Partnership webpage: <https://www.greaterchristchurch.org.nz/governance/>

Main theme	Matters raised	Submission points	Response
		273.5, 274.5, 271.6, 718.5, 635.2, 551.2, 552.2, 554.2, 555.2, 558.2, 559.2, 560.2, 562.2, 563.4, 713.5, 717.5, 719.5, 752.5, 621.5, 622.5, 714.5, 715.5, 623.2, 754.5, 516.5, 503.8, 536.2, 524.5, 574.5, 515.5, 566.11, 641.2, 655.5, 594.4, 557.2, 440.4, 768.3, 525.5, 514.3, 737.6, 883.3, 656.5, 811.48	<p>with future investment into reliability and quality of the service, are the best means to increase patronage and reduce private vehicle use.</p> <ul style="list-style-type: none"> • I agree that proposed controls are more restrictive than necessary. Modified provisions have been proposed, although the intention is still to prevent medium density housing from being achieved. • In the order of 100,000 commercially feasible residential units are still provided for, and about eight-fold Plan-enabled units. • Routes have been selected on the basis of the highest frequency, continuous investment, and where routes connect to employment centres. Over 70% of residential areas have MDRS or higher density enabled over sites. • There are no Policy 3 catchments that are restricted where another QM does not already do this (such as Coastal Hazard QMs). <p>Regarding active transport:</p> <ul style="list-style-type: none"> • Council has made a strong commitment to investing in it's cycle network, with 13 routes identified through it's Major Cycle Routes network. Only very few areas where the QM applies are also intended or have an MCR (Hoon Hay, Woolston, Linwood, Ferrymead, Avondale). • In many cases other QMs have been proposed in these areas whereby intensification is not possible. In other cases, I have proposed a reduction in the application of the QM due to lying within a walking catchment from one of the identified bus routes. • Evidence presented by Mr Morahan details how active transport should not be considered a straight substitute for public transport; they often complement each other and

Main theme	Matters raised	Submission points	Response
			<p>people who don't own a car will usually rely on a combination of both.</p> <ul style="list-style-type: none"> • Overall, I believe the areas where MRZ or HRZ are proposed without restriction are strongly aligned with the location of public and active transport routes. • Regarding effects on eastern Christchurch: it is recommended that the Parklands/Travis area within the #7 bus catchment are removed from the LPTAA and enabled to MRZ. Recommendations to Policy 3 catchments detail the extension of HRZ walking catchment around the Linwood Town Centre Zone to 600m. The majority of the remaining eastern Christchurch is heavily influenced by other qualifying matters, such as Coastal Hazards, Tsunami, High Flood Hazard, and Vacuum Sewer constraints. It is not considered that the LPTAA in isolation would result in inequitable social outcomes. • Some submitters have potentially misunderstood the interrelationship between the LPTAA and other qualifying matters, like the Airport Noise Contour. • The approach relates to bus routes and centres, not specific activities. Older persons have free use of off-peak public transport through the Gold Card.
<p>General opposition to qualifying matter approaches</p> <p>1 submission point</p>	<p>Submitter is generally concerned with the degree of qualifying matters included in PC14 following the September 2022 proposal.</p>	<p>307.4</p>	<p>Reject</p> <p>General opposition to qualifying matter approaches</p> <ul style="list-style-type: none"> • New qualifying matters added since September 2022 include: Sunlight access; City Spine; Open Space / Ōtākaro Avon River Corridor; Residential-industrial interface; Greenfield development features (ODPs); extension to Riccarton Bush Interface; modification of heritage items and settings; and the LPTAA. Reference should be made to

Main theme	Matters raised	Submission points	Response
			<p>each applicable s32 report and s42A report for further discussion and justification.</p> <ul style="list-style-type: none"> The sum effect of all qualifying matters still ensure that in excess of 50 years of commercially feasible residential development is enabled.

QUALIFYING MATTER – RICcarton BUSH INTERFACE AREA

Please refer to the s42A report for reasoning and the evidence of Dr Wendy Hoddinott.

No.	Name	Organisation	On Behalf Of	Category	Point No.	Support Oppose	Decision Sought Only	Recommendation
110	Marie Mullins			General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	110.4	Oppose	Oppose Riccarton Bush Interface Area qualifying matter.	Reject
187	Tom Logan			General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	187.7	Seek Amendment	[Regarding Riccarton Bush Interface Qualifying Matter] reduce proposed area to [the adjoining sites] being 40 houses.	Reject

No.	Name	Organisation	On Behalf Of	Category	Point No.	Support Oppose	Decision Sought Only	Recommendation
351	Jono de Wit			General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	351.1	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.	Reject
44	Shona Willis for The Riccarton Bush Trust	The Riccarton Bush Trust		General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	44.1	Support	Support[s] the inclusion of the Riccarton Bush Interface Area.	Acknowledge
50	Oliver Comyn			General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	50.1	Seek Amendment	Amend to include the whole of Ngahere Street in the Riccarton Bush Interface Qualifying Matter.	Reject

No.	Name	Organisation	On Behalf Of	Category	Point No.	Support Oppose	Decision Sought Only	Recommendation
886	Helen Broughton			General Rules and Procedures > Noise > 6.1A - Qualifying Matters > 6.1A.1 Application of qualifying matters	886.1	Seek Amendment	Supports the Riccarton Bush Interface Area as a qualifying matter, but considers a greater area should be included.	Reject
110	Marie Mullins			Planning Maps > Any other QMs	110.5	Oppose	Oppose Riccarton Bush Interface qualifying matter.	Reject
121	Cameron Matthews			Planning Maps > Any other QMs	121.15	Oppose	Request removal of the Riccarton Bush Interface Qualifying Matter.	Reject
187	Tom Logan			Planning Maps > Any other QMs	187.6	Seek Amendment	[Regarding Riccarton Bush Interface Qualifying Matter] reduce proposed area to [the adjoining sites] being 40 houses.	Reject
188	Tony Simons for Riccarton Bush - Kilmarnock Residents' Association	Riccarton Bush - Kilmarnock Residents' Association		Planning Maps > Any other QMs	188.7	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	Accept in-part

No.	Name	Organisation	On Behalf Of	Category	Point No.	Support Oppose	Decision Sought Only	Recommendation
189	Matt Edwards			Planning Maps > Any other QMs	189.6	Seek Amendment	Reduce the area of the Ric Bush interface back to the current level of 40 sites.	Reject
191	Logan Brunner			Planning Maps > Any other QMs	191.17	Seek Amendment	[Reduce extent of Riccarton Bush Interface to sites immediately adjacent]	Reject
199	Joshua Wight			Planning Maps > Any other QMs	199.3	Seek Amendment	Amend Riccarton bush interface that limits buildings in this area to 8m.	Reject
225	Michael Dore			Planning Maps > Any other QMs	225.2	Support	Support protections for Riccarton House and Bush.	Acknowledge
351	Jono de Wit			Planning Maps > Any other QMs	351.2	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.	Reject
50	Oliver Comyn			Planning Maps > Any other QMs	50.3	Seek Amendment	Amend to include the whole of Ngahere Street in the Riccarton Bush Interface Qualifying Matter.	Reject

No.	Name	Organisation	On Behalf Of	Category	Point No.	Support Oppose	Decision Sought Only	Recommendation
55	Tobias Meyer			Planning Maps > Any other QMs	55.13	Seek Amendment	QM: Riccarton Bush Interface Area: Reduce area and support medium density to be high density.	Reject
679	Tony Dale			Planning Maps > Any other QMs	679.5	Seek Amendment	It recommended limiting heights to 2-storeys in some proposed RMDS enabled zones, to preserve those 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 of the Riccarton Bush Kilmarnock Residents' Association (RBK) on this issue.	Accept in-part
679	Tony Dale			Planning Maps > Any other QMs	679.7	Seek Amendment	I s[S]upport the position of the Riccarton Bush Kilmarnock Residents' Association (RBK) on this issue.	Acknowledge
69	John Campbell			Planning Maps > Any other QMs	69.3	Support	Amend the planning maps to remove the Riccarton Bush Interface Area.	Reject

No.	Name	Organisation	On Behalf Of	Category	Point No.	Support Oppose	Decision Sought Only	Recommendation
835	Lynne Lochhead for Historic Places Canterbury	Historic Places Canterbury		Planning Maps > Any other QMs	835.6	Support	The submitter supports this qualifying matter.	Acknowledge
851	Robert Leonard Broughton			Planning Maps > Any other QMs	851.13	Seek Amendment	Establish a planned Putaingamotu-Riccarton Precinct as a new qualifying matter.	Reject
851	Robert Leonard Broughton			Planning Maps > Any other QMs	851.6	Seek Amendment	[Seeks] A new qualifying matter: Riccarton Commercial/Residential Transition Zone.	Reject
859	Fiona McCarthy for Ministry of Housing and Urban Development	Ministry of Housing and Urban Development		Planning Maps > Any other QMs	859.8	Support	[Retain Riccarton Bush Interface Qualifying Matter and consider further reductions]. HUD broadly supports the retention and protection of Riccarton Bush on environmental and cultural grounds.	Accept in-part
876	Alan Ogle			Planning Maps > Any other QMs	876.29	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.	Reject

No.	Name	Organisation	On Behalf Of	Category	Point No.	Support Oppose	Decision Sought Only	Recommendation
902	Helen Broughton for Waipuna Halswell-Hornby-Riccarton Community Board	Waipuna Halswell-Hornby-Riccarton Community Board		Planning Maps > Any other QMs	902.29	Seek Amendment	[That] the Riccarton Bush Interface [Area is extended to include:] 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.	Reject in-part
905	Declan Bransfield			Planning Maps > Any other QMs	905.1	Oppose	[Remove Riccarton Bush Interface Area]	Reject

No.	Name	Organisation	On Behalf Of	Category	Point No.	Support Oppose	Decision Sought Only	Recommendation
145	Hebe Gibson for Te Mana Ora/Community and Public Health	Te Mana Ora/Community and Public Health		Planning Maps > Any other QMs	145.16	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.	Acknowledge
121	Cameron Matthews			Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	121.16	Oppose	Request removal of the Riccarton Bush Interface Qualifying Matter.	Reject
189	Matt Edwards			Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	189.7	Seek Amendment	14.5.2.3.v - Reduce the area of the Ric Bush interface back to the current level of 40 sites.	Reject

No.	Name	Organisation	On Behalf Of	Category	Point No.	Support Oppose	Decision Sought Only	Recommendation
225	Michael Dore			Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	225.3	Support	Support protections for Riccarton House and Bush.	Acknowledge
44	Shona Willis for The Riccarton Bush Trust	The Riccarton Bush Trust		Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	44.3	Support	Support[s] the proposed 8m height limit within the Riccarton Bush Interface Area.	Acknowledge
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities		Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	834.184	Oppose	14.5.2.3(iv) Industrial interface and (v) Riccarton Bush. Delete 14.5.2.3(iv) and 14.5.2.3(v).	Reject

No.	Name	Organisation	On Behalf Of	Category	Point No.	Support Oppose	Decision Sought Only	Recommendation
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities		Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	834.92	Oppose	1. Delete the Riccarton Bush Interface Qualifying Matter and all associated provisions. 2. The existing tree setbacks in Chapter 9.4 are retained.	Reject
876	Alan Ogle			Residential > Rules - Medium Density Residential Zone > Built form standards > Building height and maximum number of storeys	876.7	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	Reject
189	Matt Edwards			Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Building height	189.8	Seek Amendment	14.4.2.3.iv - Reduce the area of the Ric Bush interface back to the current level of 40 sites.	Reject

No.	Name	Organisation	On Behalf Of	Category	Point No.	Support Oppose	Decision Sought Only	Recommendation
225	Michael Dore			Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Building height	225.4	Support	Support protections for Riccarton House and Bush.	Acknowledge
44	Shona Willis for The Riccarton Bush Trust	The Riccarton Bush Trust		Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Building height	44.2	Support	Support[s] the proposed 8m height limit within the Riccarton Bush Interface Area.	Acknowledge
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities		Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Building height	834.171	Oppose	1. Delete 8m Riccarton Bush height limit. 2. Delete 7m height rule in the Industrial Interface Qualifying matter area and apply relevant MRZ or HRZ heights.	Reject

No.	Name	Organisation	On Behalf Of	Category	Point No.	Support Oppose	Decision Sought Only	Recommendation
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities		Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Building height	834.93	Oppose	1. Delete the Riccarton Bush Interface Qualifying Matter and all associated provisions. 2. The existing tree setbacks in Chapter 9.4 are retained.	Reject
876	Alan Ogle			Residential > Rules - Residential Suburban Zone and Residential Suburban Density Transition Zone > Built form standards > Building height	876.8	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.	Reject

Appendix B – PC14 provisions consent testing (Urban Edge Planning)

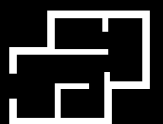


URBANEDGE
P L A N N I N G L T D

Christchurch City Council

Consent Testing: Plan Change 14

7 June 2022



PO Box 39071
Wellington Mail Centre
Lower Hutt 5045

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1 INTRODUCTION

Urban Edge Planning has been engaged by Christchurch City Council (CCC) to test the new Medium Density Residential Zone (MRZ) and High Density Residential Zone (HRZ) provisions of Plan Change 14 (PC14). The purpose is to evaluate the overall workability of the new provisions and to identify any issues prior to the formal notification of PC14.

The testing focuses on multi-unit developments. Seven resource consents (notice of decisions and plans) have been reviewed, all of which have been lodged with, and processed by, CCC.

In order to evaluate the workability of the new PC14 rules, the method tests;

- Activity status and considers non-notification clauses;
- Overview of non-compliance under the ODP;
- Overview of non-compliance under either the MRZ or HRZ provisions in PC14; and
- Comparison of any differences and/or similarities between the rules and standards triggered in the Operative District Plan (ODP) and PC14, and extent of compliance.

The assessment includes a comparison table which summarises the compliance for each resource consent against both the ODP rules and standards and either the MRZ or HRZ rules and standards in PC14. Each resource consent also contains a summary, which highlights any differences, similarities, and observations.

The penultimate section considers the proposed matters of discretion. This section examines the proposed matters of discretion in the MRZ and HRZ chapters and assesses relevance, how onerous they are, and clarity.

An overall conclusion is provided which discusses:

1. Activity status and non-notification;
2. Common rule triggers and observations; and
3. Matters of discretion.

2 LIMITATIONS OF TESTING

As mentioned above, the purpose of this exercise is to test the MRZ and HRZ provisions in PC14. Accordingly, the below points are noted.

- If a consent was sought for a city-wide non-compliance under the ODP, a corresponding assessment was not undertaken and the city-wide rule/standard was excluded from the tables. The same approach has been taken where consent was required under a National Environmental Standard.
- Site specific overlays under the ODP were not considered as part of this review.
- Site specific overlays and qualifying matters identified in the CCC Draft Plan Change 14 Zoning Map were not considered as part of this review.
- Where a site was located in a PC14 zone other than MRZ and HRZ (for example, Local Centre Zone, City Centre Zone, and Commercial Central City Mixed Use Zone), the examples were tested against the HRZ provisions.

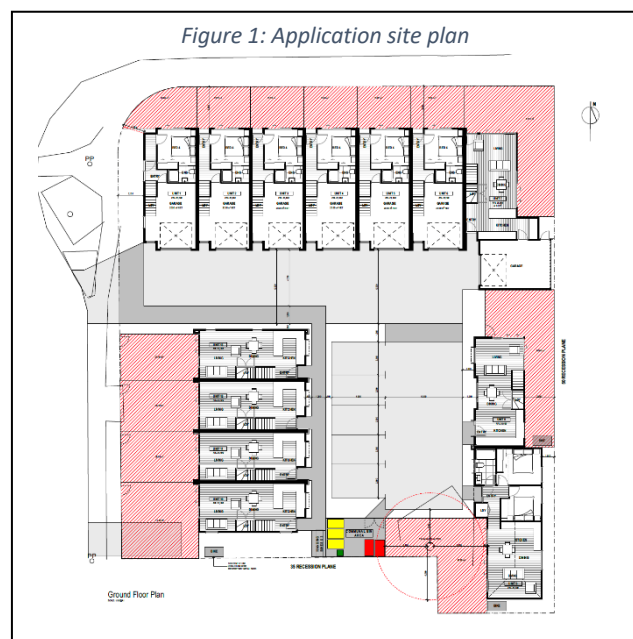
3 COMPARISON OF CONSENTS

This section tests seven multi-unit development resource consents against the ODP and PC14 rule framework. The purpose of this testing is to provide an overview of non-compliance under the ODP provisions and the draft provisions in PC14 and to identify differences and similarities in addition to the extent of compliance/non-compliance.

3.1 Example One: 13 unit multi-unit development

3.1.1 Description of proposal

Address:	16 Church Square, Addington
Proposal:	Multi-unit development comprising 13 units



3.1.2 Relevant Zones, District Wide Chapters, and Overlays

	ODP	PC14
Zones	Residential Medium Density Zone	Medium Density Residential Zone

3.1.3 Activity Status

	ODP	PC14
Land Use	<p>Restricted Discretionary Activity</p> <ul style="list-style-type: none"> • Rule 14.5.1.3 RD1 for more than three units. • Rule 14.5.1.3 RD16 due to site coverage. • Rule 14.5.1.3 RD15 due to daylight recession planes. • Rule 14.5.1.3 RD19 for outdoor living space. • Rule 14.5.1.3 RD20 due to road boundary setbacks. • Rule 14.5.1.3 RD21 due to street scene amenity and safety – fences. 	<p>Restricted Discretionary Activity</p> <ul style="list-style-type: none"> • RD01 for more than four units (Standard 01). • RD04 due to setbacks (Standard 04). • RD05 due to site coverage (Standard 05). • RD06 due to outdoor living area (Standard 06). • RD10 due to fences (Standard 05). • RD12 due to habitable space (Standard 12). • RD13 due to storage requirements (Standard 13). • RD15 due to impervious surfaces (Standard 15). • RD16 due to rainwater capture standards (Standard 16).
Notification clauses	n/a	No (based on Schedule 3A)

3.1.4 Standards Assessment

The proposal is a **Restricted Discretionary Activity** under the ODP and a **Restricted Discretionary Activity** under PC14. A summary of the triggers and any new information requirements are included in the table below.

Operative District Plan	PC14	Differences / Similarities / Comments
ODP triggered standards vs. PC14 standards		
Standard 14.5.2.4 – Site coverage Does not comply – 52%	Standard 05 – Building coverage Does not comply – 52%	In both cases the development does not comply with the permitted activity standard for building coverage as it is 52% and the permitted activity standard under the ODP and PC14 is 50%.

Operative District Plan	PC14	Differences / Similarities / Comments
<p>Standard 14.5.2.5 – Outdoor living space</p> <p>Does not comply</p>	<p>Standard 06 – Outdoor living space per unit</p> <p>Does not comply</p>	<p>In both cases the development does not comply with the permitted activity standard for outdoor living.</p> <p>Even with the more permissive outdoor living space requirements, under PC14 the ground level outdoor living areas of Unit 1-6 do not comply as they do not meet the 20m² requirement, but they do meet the 3m minimum dimension.</p> <p>Under PC14, the upper level decks of Units 1-6 meet the 1.8m dimension, but not 8m² area.</p> <p>Under PC14, Units 7-13 comply with the outdoor living area requirements whereas they did not under the ODP.</p>
<p>Standard 14.5.2.6 – Daylight recession planes</p> <p>Does not comply</p>	<p>Standard 03 – Height in relation to boundary planes</p> <p>Complies</p>	<p>Consent is required under the ODP for non-compliance. The height in relation to boundary measurements under PC14 have not been shown on the plans, however, given the maximum infringements were up to 1.24m and that under PC14 it can be 4m vertically at a 60° angle, compliance is likely achievable.</p> <p>Based on this, under PC14 the proposal would not need consent.</p>
<p>Standard 14.5.2.9 – Road boundary setbacks.</p> <p>Does not comply</p>	<p>Standard 04 – Setbacks</p> <p>Does not comply</p>	<p>Under the ODP consent is required for the upper level balconies of Units 1-7 and the ground level (north-western) corner of Unit 1 as they are within the 2m road boundary setback.</p> <p>Under PC14 the upper-level balconies of Units 2-7 will comply along the Church Square frontage. However, consent is still required for the upper-level balcony of Unit 1 as the setbacks is 993mm and the north-western corner of the building is 1499mm.</p> <p>Under PC14, the proposal would comply with side and rear yard setbacks shared with adjacent properties but would trigger consent for yard non-compliances from boundaries internal to the application site (except where common walls apply).</p>

Operative District Plan	PC14	Differences / Similarities / Comments
<p>Standard 14.5.2.10 – Street scene amenity and safety (fences) – Does not comply</p>	<p>Standard 10 – Fencing Does not comply</p>	<p>In both cases the development does not comply with the corresponding permitted activity relating to fences.</p> <p>Consent is required under the ODP for non-compliance with the visual permeability requirements of the fence along the street boundaries. The fences are 1.8m in height except where the 1.6m permeable entrance gates are located.</p> <p>Under PC14, the permitted activity standards require up to 50% of the front boundary fence to be a maximum 1.5m, with any other fencing being no greater than 1m. The front boundary fencing on both frontages will not comply with this as the majority of the fencing is 1.8m in height, except where the entrance gates are 1.6m.</p>
<p>Amended ODP standards or new standards introduced via PC14 (where relevant and not otherwise addressed above)</p>		
<p>N/A</p>	<p>Standard 01 – Number of residential units per site Does not comply</p>	<p>New permitted activity standard introduced via PC14. The previous density thresholds were regulated under 14.5.3.1 RD1.</p>
<p>N/A</p>	<p>Standard 07 – Outlook spaces per unit Complies</p>	<p>There is no equivalent standard in the ODP, thus compliance with this standard was not shown on the plans. However, it is considered that compliance could be achieved.</p> <p>Noteworthy, Units 1-6 have their primary living areas on the first floor so they will achieve this. If they were on the ground level it may not be achieved from ground floor living spaces if it is interpreted that fences constitute a building.</p>
<p>N/A</p>	<p>Standard 08 – Windows to the street Presumably complies</p>	<p>This is a new permitted activity standard in PC14. While the percentage of the glazing is not shown on the plans, the two street facing elevations contain sufficient glazing and therefore presumably comply (or could easily comply).</p>

Operative District Plan	PC14	Differences / Similarities / Comments
14.5.2.2(i)(a)-(d)	Standard 09 – Landscaped area Complies	The 20% aspect complies under both the ODP and PC14. Overall, the requirements are less restrictive under PC14 than under ODP rule 14.5.2.2(i) as specific tree or planting make up requirements are not prescribed.
14.5.2.13 Complies	Standard 12 – Ground floor habitable space Does not comply	Under the ODP the proposal complies with the required ground floor habitable space standards. While calculations have not been provided, under PC14 it is likely the proposal will breach standard 12 a) ii) in relation to six of the units; they appear unlikely to have 50% of the ground floor utilized as 'habitable space'.
14.5.2.14	Standard 13 – Service, storage, and waste management Does not comply (13(b))	The ODP requirements for a dedicated area for waste and recycling bins and washing line area have been carried over to PC14 (Standard 13(a)). There is no change between the ODP and PC14. With respect to Standard 13(b), there is no equivalent rule in the ODP for internal storage requirements. The development will not comply with the minimum storage area requirements as no internal storage (in addition to kitchens, bathrooms, and bedrooms) is provided. Resultingly, consent is required under PC14. The outdoor bike storage sheds for Units 8, 9, and 10 each have a volume of 3m ³ , so they fall short in meeting the required volume, further noting that at least 50% of the required area has to be internal to the unit. It is noted that a communal bin storage area was provided as deemed to be compliant under the ODP.
N/A	15 – Impervious surface standards Does not comply	The development will not comply with this PC14 permitted standard as the impervious surface area (excluding the timber decks) equates to 81%. Note: it is not clear from the plans if the stormwater from the impervious surface would discharge to ground.

Operative District Plan	PC14	Differences / Similarities / Comments
N/A	16 – Rainwater capture standards Does not comply	This is understood to be a new standard, thus compliance with this was not shown on the plans. In any case, the units are not being provided with a detention tank, so consent would be required under PC14.

3.1.5 Summary:

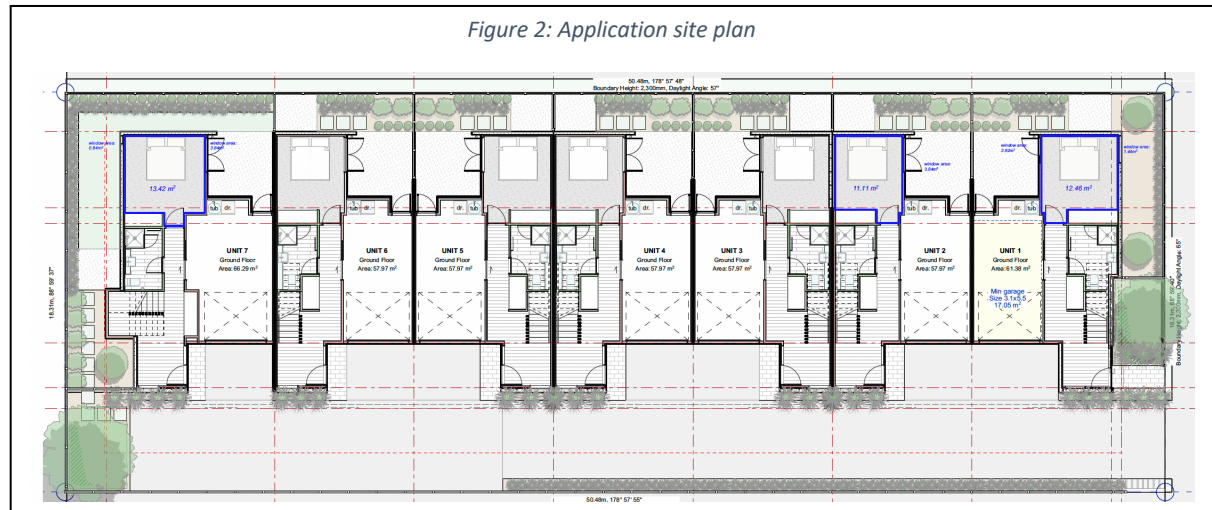
- Existing provisions dictating the minimum size of a residential unit are not being carried over to PC14, whereby the proposed framework is more permissive.
- PC14 is more enabling with respect to height in relation to boundaries. While there was an infringement under the ODP there is not one under PC14.
- PC14 is not more permissive or restrictive with respect to the permitted activity standards for maximum height and site coverage as these have not changed.
- PC14 is considered to be more restrictive in terms of outdoor living space requirements insofar as the minimum area required cannot be made up of multiple areas on the site. PC14 is more enabling with respect to area of outdoor living space required. While consent is still required for non-compliance with outdoor living spaces under PC14, under the ODP 11 units did not comply whereas under PC14 six units do not comply. This is attributed to the more permissive area (20m²) and dimension (3m).
- PC14 is more enabling with respect to front yard setbacks. While consent is still required for non-compliance with the front yard setback under PC14, under the ODP seven units did not comply whereas under PC14 only one unit does not comply. This is attributed to the slightly more permissive setback (1.5m instead of 2m). While PC14 may trigger consent for yard non-compliances along boundaries internal to the site (except where common walls exist) this is not considered to be a particularly onerous consent trigger; effects will be largely internalised.
- Fencing
 - Under PC14, it may be more difficult to seek consent for the fencing aspect as the fences were 1.8m (a mix of solid and 50% permeability) except where they were 1.6m for the gate, so the height of the fence represents a greater departure from the permitted 1.5m high limit (for 50% of the front boundary) with the remaining fencing required to be a maximum 1m under PC14.
 - The changes to fencing may create some tension between fencing requirements and privacy within outdoor living space. This could create a more restrictive consenting requirement than presently exists, particularly where optimum sunlight access to outdoor living warrants this being placed adjacent to the road carriageway.
 - There is a new internal boundary fence height requirement under the PC14 (2m) whereas there was not one under the ODP. The requirement to not have fencing where a residential site adjoins a commercial or industrial site has not been carried over, thus new fencing requirements apply whereas they previously did not.

- Consent is required under PC14 for non-compliance with the storage requirements. Future design needs to respond to this as it is now a requirement whereas it was previously not. Achieving compliance is not considered to be particularly onerous and will need to be factored from an early design stage.
- PC14 is more restrictive in terms of the habitable space requirement. Under the ODP all dwellings complied with the relevant standards however under PC14 approximately six residential units appear to breach the standard that requires 50% of the ground floor to be habitable space.
- Consent is required under PC14 for non-compliance with Standard 15 as the impervious area of the site is 81% (not including the timber decks), which exceeds 70%. Achieving compliance is not considered to be particularly onerous, but greater consideration would need to be given as part of the overall landscape design given this is a new permitted activity standard. There is some ambiguity around “with stormwater from all impervious surfaces discharged to ground”, which is discussed in further detail in section 5.
- Consent is required under PC14 for non-compliance with rainwater capture standards as no detention tanks are provided. Standard 16 requires the tank to capture no less than 5m³ per 100m² of impervious surface at the time of development. Rainwater capture places additional demand on potentially limited outdoor service and living areas, and depending on the size of the tank this may be costly and exacerbate other non-compliances. In addition, there is ambiguity around whether this applies to impervious surface area based on the existing environment (i.e., at the time of the application being lodged) or if this is based on the proposed impervious surface area of the development. Further clarity is needed on how the volume of rainwater applies / tanks are allocated when there is more than one dwelling on a site, which is discussed in further detail in section 5.
- While the percentage of landscaping needed has not changed, PC14 is more permissive insofar as it does not prescribe requirements for the size or number of trees or the make up of the landscaping.

3.2 Example Two: Seven unit multi-unit development

3.2.1 Description of proposal

Address:	240 Worcester Street, Central City
Proposal:	Multi-unit development comprising seven units



3.2.2 Relevant Zones, District Wide Chapters, and Overlays

	ODP	PC14
Zones	Residential Central City	High Density Residential Zone

3.2.3 Activity Status

	ODP	PC14
Land Use	<p>Restricted Discretionary Activity</p> <ul style="list-style-type: none"> • Rule 14.6.1.3 RD1 due to outdoor living space. • Rule 14.6.1.3 RD1 due fencing and screening. • Rule 14.6.1.3 RD2 for more than three units. 	<ul style="list-style-type: none"> • RD01 for more than four units (Standard 01). • RD07 due to outdoor living area (Standard 07). • RD11 due to fences (Standard 11). • Possibly RD14 due to storage requirements (Standard 14). • RD13 due to habitable space (Standard 13). • RD16 due to impervious surfaces (Standard 16). • RD17 due to rainwater capture standards (Standard 17).

Notification clauses	N/A as the associated earthworks rule did not have a non-notification clause. Rules 14.6.1.3 RD1 and RD2 had a 'shall not be notified' clause.	No (based on Schedule 3A)
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3.2.4 Rules and Standards Assessment

The proposal is a **Restricted Discretionary Activity** under the ODP and a **Restricted Discretionary Activity** under PC14. A summary of the triggers and any new information requirements are included in the table below.

Operative District Plan	PC14	Differences / Similarities / Comments
ODP triggered standards vs. PC14 standards		
Standard 14.6.2.5 – Fencing and screening Does not comply	Standard 11 – Fencing Does not comply	Under the ODP, the road boundary fence for Unit 1 has a height of 1.8m, which is solid for a length of 1.8m with the remainder of the road boundary being open or having a 1.8m visually permeable fence. The ODP standard provides for a maximum fence height of 1m. Under PC14, the permitted activity standards require up to 50% of the front boundary fence to be a maximum 1.5m, with any other fencing being no greater than 1m. There are no front boundary fencing requirements where at least 80% of the front boundary (excluding any accessways) is landscaped in accordance with Standard 11(d)(a)-(c). Consent is required under PC14 for non-compliance with the height requirements.
Standard 14.6.2.9 – Outdoor living space Does not comply	Standard 07 – Outdoor living space per unit Does not comply	In both cases the development does not comply with the permitted activity standard for outdoor living. PC14 is considered to be more restrictive in terms of outdoor living space requirements insofar as the minimum area required cannot be made up of multiple areas on the site. However, even with the more permissive outdoor living space area requirements, under PC14 the ground level outdoor living areas do not comply as they do not meet the 20m ² requirement, however, they do meet the 3m minimum dimension (which they did not under the ODP).

Operative District Plan	PC14	Differences / Similarities / Comments
		Under PC14, the upper level decks meet the minimum 1.8m dimension and 8m ² area requirements.
Amended ODP standards or new standards introduced via PC14 (where relevant and not otherwise addressed above)		
N/A	Standard 01 – Number of residential units per site Does not comply	New permitted activity standard introduced via PC14. The previous density thresholds were regulated under 14.6.1.3.
N/A	Standard 08 – Outlook spaces per unit Complies	There is no equivalent standard in the ODP, thus compliance with this standard was not shown on the plans. However, it is considered that compliance could be achieved, but only because the principal living areas are on the middle level.
N/A	Standard 09 – Windows to the street Presumably complies	This is a new permitted activity standard in PC14. While the percentage of the glazing was not shown on the plans, the street facing elevations contains six windows. Therefore, it would likely comply (or could easily comply).
Standard 14.6.2.6 (a)-(c)	Standard 10 – Landscaped area Complies	The 20% aspect complies under both the ODP and PC14. The overall requirements are less restrictive under PC14 than under ODP as none of the specific requirements in the ODP have been carried over. It is assumed this is from planting strips at least 0.6m wide as per PC14.
14.6.2.8 Complies	Standard 13 – Ground floor habitable space Will not comply	The development complies with the existing rules for habitable space under the ODP. Under PC14, the proposal will not comply with Standard 13 c) ii) in that at least 50% of the ground floor area of each building/residential unit is not habitable space. The ground floor is primarily garaging, bathroom and lobby/hallway space which does not contribute to the plan requirement.

Operative District Plan	PC14	Differences / Similarities / Comments
Standard 14.6.2.10	<p>Standard 14 – Service, storage, and waste management</p> <p>Unlikely to comply (14(e))</p>	<p>The ODP requirements for a dedicated storage area of waste and recycling bins have been carried over to PC14 (Standard 14(a) and (b)). No change in this respect between the ODP and PC14, although it is noted that the ODP screening requirement of these bins from any site, road, and outdoor living area has been removed and is not otherwise captured under Standard 11 – Fencing.</p> <p>With respect to Standard 14(e)), there is no equivalent rule in the ODP for internal storage requirements and, as such, the plans do not explicitly demonstrate compliance with this standard. The ground levels appear to have internal storage and the upper levels where the hot water cylinder is proposed, however, the combined volume of these two areas would likely be less than the required 10m³ for three bedroom units (noting that the height of these potential storage areas is unable to be confirmed based on the plans). No outdoor storage areas are proposed which could contribute to up to 50% of this requirement.</p>
N/A	<p>16 – Impervious surface standards</p> <p>Does not comply</p>	<p>As this is a new standard, the percentage of impervious surface area across the site has not been included on the plans.</p> <p>237m² of landscaped area is proposed, however, it is not known if this includes hard landscaping (impervious surfaces) or not. If we use the assumption that the 237m² is soft landscaping only (i.e., permeable) then it would not comply as it would equate to 26% of the site area, so the impervious area would be 74%, which exceeds the permitted 70%.</p> <p>Note: it is not clear from the plans if the stormwater from the impervious surface would discharge to ground.</p>
N/A	17 – Rainwater capture standards	This is understood to be a new standard, thus compliance with this was not shown on the plans. In any case, the units are not being provided with a

Operative District Plan	PC14	Differences / Similarities / Comments
	Does not comply	detention tank, so consent would be required under PC14.

3.2.5 Summary

- The 14m maximum height is the same across the ODP and PC14.
- The recession planes and front yard setbacks are more enabling, but it is noted that the proposal complied with both under the ODP.
- Existing provisions dictating the minimum size of a residential unit are not being carried over to PC14, whereby the proposed framework is more permissive.
- Standard 14 is different to Standard 14.6.2.10 insofar as there is no requirement for service space for the storage of waste and recycling bins to be fully screened from any site, road, and outdoor living space which adjoins the service space. It is noted that Standard 10 – Fencing does not require screening of bin storage areas. Section 5.0 of the High Density Residential Design Guide Principles does not contain a specific consideration pertaining to screening of storage bins.
- The fencing requirements are more enabling as the ODP permitted activity standard has a maximum height limit of 1m (where within 2m of a road boundary) whereas under PC14 it provides for a fence up to 1.5m in height, with the remainder being 1m. While there is still a non-compliance with Standard 11, the extent of non-compliance is slightly less given the starting point is 1.5m, as opposed to 1m. Standard 11 also allows for no fencing where certain landscaping requirements are met which provides greater flexibility than the ODP.
- PC14 is considered to be more restrictive in terms of outdoor living space requirements insofar as the minimum area required cannot be made up of multiple areas on the site, however, PC14 is more enabling with respect to area of outdoor living space required. While consent is still required for non-compliance with outdoor living under PC14 this is now attributed to only the minimum area of the ground level space, not the dimension – under the ODP consent is required for non-compliance with both the area and dimension.
- PC14 is more restrictive in terms of the habitable space requirement. Under the ODP all dwellings complied with the relevant standards however under PC14 all residential units appear to breach the standard that requires 50% of the ground floor to be habitable space.
- While the percentage of landscaping has not changed, PC14 is more permissive insofar as it does not prescribe requirements for the size or number of trees or make up of the landscaping.
- Consent is required under PC14 for non-compliance with the storage requirements. Future design needs to respond to this as it is now a requirement whereas it was previously not. Achieving compliance is not considered to be particularly onerous and will need to be factored from an early design stage.
- Consent is required under PC14 for non-compliance with Standard 15 as the impervious area of the site is 74% (based on the assumption outlined in the table above), which exceeds 70%. Achieving compliance

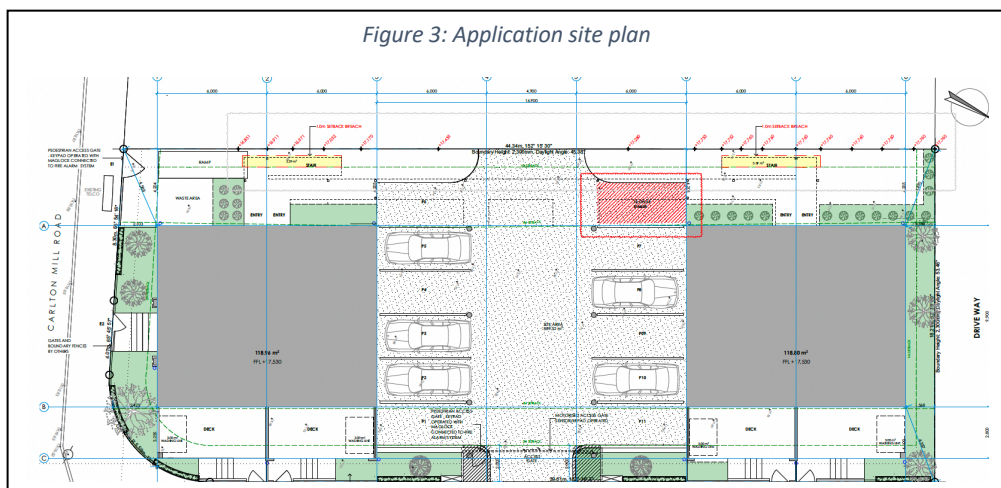
is not considered to be particularly onerous, but greater consideration would need to be given as part of the overall landscape design given this is a new permitted activity standard. There is some ambiguity around “with stormwater from all impervious surfaces discharged to ground”, which is discussed in further detail in section 5.

- Consent is required under PC14 for non-compliance with rainwater capture standards as no detention tanks are provided. Standard requires 16 the tank to capture no less than 5m³ per 100m² of impervious surface at the time of development. Rainwater capture places additional demand on potentially limited outdoor service and living areas, and depending on the size of the tank this may be costly and exacerbate other non-compliances. In addition, there is ambiguity around whether this applies to impervious surface area based on the existing environment (i.e., at the time of the application being lodged) or if this is based on the proposed impervious surface area of the development. Further clarity is needed on how the volume of rainwater applies / tanks are allocated when there is more than one dwelling on a site, which is discussed in further detail in section 5.
- Standard 06 introduces a 50% site coverage restriction whereas there is no building coverage restriction in the ODP. This development has a site coverage of 41.1% so it complies under PC14, however, the introduction of this new permitted activity standard is significant given there was no corresponding requirement in the operative Residential City Centre Zone. This is less enabling than the ODP and may result in more developments requiring consent for building coverage infringements.

3.3 Example Three: 11 unit multi-unit development

3.3.1 Description of proposal

Address:	27 Carlton Mill Road, Merivale
Proposal:	Multi-unit development comprising 11 units



3.3.2 Relevant Zones, District Wide Chapters, and Overlays

	ODP	PC14
Zones	Residential Medium Density Zone	High Density Residential Zone

3.3.3 Activity Status

	ODP	PC14
Land Use	<p>Controlled Activity</p> <ul style="list-style-type: none"> 14.5.1.2 C2 for due to non-compliance with tree and garden planting. 14.5.1.2 C3 due to building overhangs. 14.5.1.2 C4 due to ground floor habitable space. 14.5.1.2 C5 due to service, storage, and waste management space. <p>Restricted Discretionary Activity</p> <ul style="list-style-type: none"> Rule 14.5.1.3 RD1 for more than three units. Rule 14.5.1.3 RD16 due to site coverage. 14.5.1.3 RD18 due to minimum setback for balconies and living space windows from internal boundaries. 14.5.1.3 RD19 due to outdoor living spaces. 	<p>Restricted Discretionary Activity</p> <ul style="list-style-type: none"> RD01 for more than four units (Standard 01). RD05 due to setbacks (Standard 05). RD06 due to building coverage (Standard 06). Possibly RD07 due to outdoor living area (Standard 07). RD10 due to landscaping (Standard 10). RD11 due to fences (Standard 11). RD13 due to ground floor habitable space (Standard 13). RD 14 due to storage requirements (Standard 14). RD 16 due to impervious surfaces (Standard 16). RD17 due to rainwater capture standards (Standard 17).
Notification clauses	N/A	No (based on Schedule 3A)

3.3.4 Rules and Standards Assessment

The proposal is a **Restricted Discretionary Activity** under the ODP and a **Restricted Discretionary Activity** under PC14. A summary of the triggers and any new information requirements are included in the table below.

Operative District Plan	PC14	Differences / Similarities / Comments
ODP triggered standards vs. PC14 standards		
Standard 14.5.2.2 – Tree and garden planting Does not comply	Standard 10 Landscaped Area Does not comply	– Under both the ODP and PC14, the proposal does not comply as 11.5% landscaping is provided instead of the required 20%.

Operative District Plan	PC14	Differences / Similarities / Comments
<p>Standard 14.5.2.4 – Site coverage</p> <p>Does not comply</p>	<p>Standard 06 – Building coverage</p> <p>Does not comply</p>	<p>In both cases the development does not comply with the permitted activity standard for building coverage as it is 71.3% and the permitted activity standard under the ODP and PC14 is 50%.</p>
<p>Standard 14.5.2.5 – Outdoor living space</p> <p>Does not comply</p>	<p>Standard 07 – Outdoor living space per unit</p> <p>May or may not comply</p>	<p>In both cases the development does not comply with the permitted activity standard for outdoor living.</p> <p>Under PC14, the first floor units (which are one bedroom units) are greater than 45m² in area, thus they only need to be provided with 15m² of outdoor living. Refer to comments in the summary section as it is not clear if there is a minimum dimension requirement for studios and one bedroom units at the ground floor (or if it defers to the 3m minimum dimension in Standard 07(a)(i)) as this could determine whether the development triggers consent under PC14.</p> <p>Under PC14 the middle level units will comply as at least 8m² is provided and the minimum depth exceeds 1.8m.</p>
<p>Standard 14.5.2.8 – Minimum setback for balconies and living space windows from internal boundaries</p> <p>Does not comply</p>	<p>Standard 05 – Setbacks</p> <p>Either complies or will not comply</p>	<p>Under the ODP, consent is required as the first and second floor windows and balconies at the north internal boundary of the site are not set back at least 4m. Under PC14, this aspect would comply.</p> <p>Should the external staircases be considered as part of the building, then consent is required under PC14 for this aspect of the development. Should it be deemed a structure then it would comply as Standard 05 refers to buildings.</p>
<p>Standard 14.5.2.9 – Road boundary setbacks.</p> <p>Does not comply</p>	<p>Standard 05 – Setbacks</p> <p>Does not comply</p>	<p>Under the ODP consent is required for the upper level balconies as they are within the 2m road boundary setback.</p> <p>Under PC14 the edge of the balconies will not be setback 1.5m from the front boundary (1.2m), with there being a lesser setback where on the corner of Apartment 1’s balcony.</p>

Operative District Plan	PC14	Differences / Similarities / Comments
Standard 14.5.2.11 – Building overhangs Does not comply	N/A	Consent is required under the ODP for non-compliance with building overhangs. There is no equivalent rule in PC14, thus consent would not be needed for the upper level of the building to overhang the lower levels.
Standard 14.5.2.13 – Ground floor habitable space Does not comply	Standard 13 – Ground floor habitable space Does not comply	In both cases the development does not comply with the permitted activity standard for ground floor habitable space as 36% of units incorporate this, not the required 50%.
Standard 14.5.2.14 – Service, storage, and waste management space. Does not comply.	Standard 14 – Service, storage, and waste management Does not comply 14(a) and unlikely to comply 14(c-e).	<p>The ODP requirements for a dedicated storage of waste and recycling bins and washing line area have been carried over to PC14 (Standard 14(a)). No change between the ODP and PC14, thus consent is still required under PC14.</p> <p>With respect to Standards 14(c-e), there is no equivalent rule in the ODP for internal storage requirements and, as such, the plans do not explicitly demonstrate compliance with this standard. However, it appears that the development will not likely comply with the minimum storage volume requirements as limited internal storage (in addition to kitchens, bathrooms, and bedrooms) is provided, and the heights of the storage spaces are not shown (to determine the volume). Further, only one outdoor storage (a shared bike storage area) is provided across the development.</p>
Amended ODP standards or new standards introduced via PC14 (where relevant and not otherwise addressed above)		
N/A	Standard 01 – Number of residential units per site Does not comply	New permitted activity standard introduced via PC14. The previous density thresholds were regulated under 14.5.3.1 RD1.
N/A	Standard 08 – Outlook spaces per unit	There is no equivalent standard in the ODP, thus compliance with this standard was not shown on the

Operative District Plan	PC14	Differences / Similarities / Comments
	Presumably complies	plans. However, it is considered that compliance could be achieved. The outlook space from the principal living areas is likely to comply (or could easily be complied with). The outlook space from habitable rooms is likely to comply (or could easily be complied with).
N/A	Standard 09 – Windows to the street Presumably complies	This is a new permitted activity standard in PC14. While the percentage of the glazing was not shown on the plans, the two street facing elevations contain sufficient glazing and therefore presumably comply (or could easily comply).
Standard 14.5.2.10 – Street scene amenity and safety (fences) – Complied	Standard 11 – Fencing Does not comply	The proposal complies with the fencing requirements in the ODP. Under PC14, consent will be needed as the permitted height is 1.5m for up to 50% with the remaining being subject to a maximum height of 1m. The proposed fence is 1.8m in height.
N/A	16 – Impervious surface standards Does not comply	The development will not comply with this PC14 permitted standard as the building coverage/impervious surface is 71.3%. Note: It is not clear from the plans if the stormwater from the impervious surface would discharge to ground.
N/A	17 – Rainwater capture standards Does not comply	This is understood to be a new standard, thus compliance with this was not shown on the plans. In any case, the units are not being provided with a detention tank, so consent would be required under PC14.

3.3.5 Summary

- Existing provisions dictating the minimum size of a residential unit are not being carried over to PC14, whereby the proposed framework is more permissive.
- Outdoor living area. PC14 is more enabling for studio and one bedroom units that meet or exceed certain internal areas (35m² or 45m², respectively). In this case, the ground floor units meet this prerequisite and will comply with the more permissive area (15m²) that PC14 enables. There is, however, some ambiguity as to what the minimum dimensions would be for the outdoor living spaces at ground floor as the only dimension specified (1.5m) relates to balconies, patios or roof terraces which seems to

be related to studios or one bedroom units located on an upper level, not at ground level (or if the intention is to defer to the 3m minimum dimension in Standard 07(a)(i)).

- Setbacks
 - Under the ODP consent was required for non-compliance with the minimum setback for balconies and living space windows from internal boundaries. Under PC14 side and rear boundary setbacks have been reduced to 1m and do not contain specific requirements that need to be complied with like the ODP does (with respect to Standard 14.5.2.8 – Minimum setback for balconies and living space windows from internal boundaries). In this case, PC14 is more enabling and this aspect of the development would comply with this standard (Standard 05).
 - More broadly, the yard setbacks are more permissive than those in the ODP as 1m is applied to all side and rear boundaries, with no caveats like in 14.6.2.4. However, with respect to internal boundary setbacks, the consenting requirements are similar in that they would be triggered from net site limits within the application site; effects in both circumstances will be internalised whereby consenting requirements are likely less onerous.
 - The exemption which applies to accessory buildings less than 10m in length has been carried over from the ODP into Standard 05. The exemption pertaining to gutters now only relates to the front yard setback not the other boundaries, which more restrictive but not onerous. An exemption for eaves and roof overhangs up to 300mm is also included in Standard 05, whereas this was not included in the ODP or ODP definition for ‘Setback.’
 - PC14 is more enabling with respect to front boundary setbacks. The ODP requires a 2m setback and PC14 requires a 1.5m setback. While consent is still required under PC14 for this non-compliance, the departure from the permitted activity standard under PC14 is not as great as it is under ODP.
- It is considered that the change in ground floor habitable space rules is neither more permissive or more restrictive in regards to the proposal; the same rule requirement is breached under the ODP and PC14.
- Consent is no longer required under PC14 for the building overhang aspect of development.
- Consent is now required under PC14 for non-compliance with the permitted activity fence standard. The proposed fence is 1.8m and the departure from Standard 10 is greater under PC14, but it is considered that it would not be arduous to design a fence to comply with the new requirements. This could create a more restrictive consenting requirement than presently exists, particularly where optimum sunlight access to outdoor living warrants this being placed adjacent to the road carriageway.
- Consent is now required under PC14 for non-compliance with Standard 15 as the impervious area of the site is at least 71.3% (the site coverage). In this case, compliance would not easily be achieved given the large building footprint. There is a lot of hard surfacing required for the driveway and car parks, so the overall impervious surface area would be much higher. There is some ambiguity around “with stormwater from all impervious surfaces discharged to ground”, which is discussed in further detail in section 5.
- Consent is required under PC14 for non-compliance with rainwater capture standards as no detention tanks are provided. Standard 16 requires the tank to capture no less than 5m³ per 100m² of impervious surface at the time of development. Rainwater capture places additional demand on potentially limited outdoor service and living areas, and depending on the size of the tank this may be costly and exacerbate

other non-compliances. In addition, there is ambiguity around whether this applies to impervious surface area based on the existing environment (i.e., at the time of the application being lodged) or if this is based on the proposed impervious surface area of the development. Further clarity is needed on how the volume of rainwater applies / tanks are allocated when there is more than one dwelling on a site, which is discussed in further detail in section 5.

- Standard 14. In this particular example, a shared outdoor bike storage area is provided. It is not known if this shared space is on a 'first come, first served' basis or if each of the units would have a divided legal share of this space. Notwithstanding, there is some ambiguity as to whether this standard includes uncovered storage areas (such as bicycle parks) even if there is a divided legal share for each unit. Presumably, if it was a shared area on a 'first come, first served' basis then it would not count as the bike storage space would not be exclusive, irrespective of it being covered or uncovered.

3.4 Example Four: 19 unit multi-unit development

3.4.1 Description of proposal

Address:	338-342 Cashel Street, Christchurch Central
Proposal:	Multi-unit development comprising 19 units

Figure 4: Application site plan



3.4.2 Relevant Zones, District Wide Chapters, and Overlays

	ODP	PC14
Zones	Commercial Central City Mixed Use Zone	Commercial Central City Mixed Use Zone, but it is being tested against the High Density Residential Zone (HRZ) provisions.

3.4.3 Activity Status

	ODP	PC14
Land Use	<p>Restricted Discretionary Activity</p> <ul style="list-style-type: none"> • Rule 15.11.1.3 RD1 due to outdoor service space and outdoor living space. 	<p>Restricted Discretionary Activity</p> <ul style="list-style-type: none"> • RD01 for more than four units (Standard 01). • Possibly RD05 due to internal yard setbacks (Standard 05). • RD06 due to building coverage (Standard 06). • Possibly RD07 due to outdoor living area (Standard 07). • RD10 due to landscaping (Standard 10). • RD11 due to fences (Standard 11). • RD13 due to habitable space (Standard 13). • RD16 due to impervious surfaces (Standard 16). • RD17 due to rainwater capture standards (Standard 17).
Notification clauses	The rules that were triggered under 15.11.1.3 have a non-notification clause. However, the proposal also required under consent for other matters, including earthworks, which meant the non-notification clause was lost.	No (based on Schedule 3A)

3.4.4 Rules and Standards Assessment

The proposal is a **Restricted Discretionary Activity** under the ODP and a **Restricted Discretionary Activity** under the HRZ provisions in PC14. A summary of the triggers and any new information requirements are included in the table below.

Operative District Plan	PC14	Differences / Similarities / Comments
ODP triggered standards vs. PC14 standards		

Operative District Plan	PC14	Differences / Similarities / Comments
Standard 15.11.1.9 ¹ 15.11.1.1. P16 (a) and (c) ² – Residential Activity Does not comply	Standard 07 – Outdoor living space Does not comply	Under the ODP, consent is required as four units did not have an outdoor service space and five units did not comply with the 20m ² outdoor living space. Under PC14, there will be a non-compliance with the area for these units. Additionally, a new 3m minimum dimension requirement is introduced which was not previously required in 15.11.1.1. P16 (d).
Standard 14.5.2.2 – Tree and garden planting Does not comply	Standard 10 – Landscaped area Does not comply	Under the ODP the proposal requires consent for not providing a 2m landscape strip at the front of the site. The minimum landscaped area for this zone in the ODP is 5%, which the proposal complies with (14.75%). Under PC14, there is no 2m landscape strip requirement (meaning consent is not required under PC14 for this aspect), however, the landscaped area requirements in PC14 are 20%, which is a 15% increase from that required in the ODP. Accordingly, consent will be required for non-compliance with this standard as the 20% requirement is not met.
Standard 15.11.2.3 – flexibility in building design Does not comply	N/A	Consent is required under the ODP as the buildings fronting the street do not have a minimum depth of 10m. There is no equivalent standard in PC14, thus consent will not be required for building depth.
Standard 15.11.2.4 – Fencing and screening structures. Does not comply	Standard 11 – Fencing Does not comply	Consent is required under the ODP for non-compliance with the fencing requirements. The permitted height is either 2m (but requires at least 50% transparency) or 1.2m where less than 50% transparency is proposed. The fence is 1.8m high, but approximately 20% transparency is proposed. Under PC14, consent will be required as the fence exceeds the permitted 1.5m (for up to 50%) with the

¹ This standard was taken from the decision report, but this exact standard reference was unable to be located. 15.11.1.1 P16 appears to be the relevant reference so this one has been referred to above.

² (c) has been taken from the decision report, however, all units have habitable space at ground floor (and no upper level balconies are proposed), thus (d) appears to be the relevant reference.

Operative District Plan	PC14	Differences / Similarities / Comments
		remainder of the fence being 1m. PC14 does not have any transparency requirements.
Amended ODP standards or new standards introduced via PC14 (where relevant and not otherwise addressed above)		
N/A	Standard 01 – Number of residential units per site Does not comply	PC14 introduces a permitted number of units allowed on site which represents a significant change from the ODP. Accordingly, any application comprising over four units under PC14 requires consent whereby this was not the case in the ODP.
N/A	Standard 06 – Building coverage Undetermined	The text on the site plan is illegible in the PDF, so site coverage cannot be determined for the purpose of this analysis. Irrespective of this, in the ODP there is no building coverage restriction, thus this is a discernible difference between the ODP and PC14.
N/A	Standard 08 – Outlook spaces per unit Presumably complies	There is no equivalent standard in the ODP, thus compliance with this standard was not shown on the plans. However, it is considered that compliance could be achieved.
N/A	Standard 09 – Windows to the street Presumably complies	This is a new permitted activity standard in PC14. While the percentage of glazing is not shown on the plans, the street facing elevations contain sufficient glazing and therefore presumably comply (or could easily comply).
N/A	Standard 13 – Ground floor habitable space Presumably complies	This is a new permitted activity standard in PC14. While the percentage of the habitable space could not be determined from the plans, the ground levels comprise living/dining/kitchen with no bathroom, lobby, or hallway facilities. Accordingly, it is presumed that compliance with the standards is achieved.
N/A	Standard 14 – Service, storage, and waste management	Based on the approved landscape plan, each unit has an outdoor storage area for bins and a separate storage/bike shed. Internal storage is also provided

Operative District Plan	PC14	Differences / Similarities / Comments
	Likely to comply	within each unit. In any case, given the extent of indoor and outdoor storage provided, achieving compliance is not considered to be arduous.
N/A	16 – Impervious surface standards Unlikely to comply	Based on the proposed landscape (14.75%) and the extent of hard surfaces across the development, including the use of artificial grass, the development is unlikely to comply with this standard. Note: It is not clear from the plans if the stormwater from the impervious surface would discharge to ground.
N/A	17 – Rainwater capture standards Does not comply	This is understood to be a new standard, thus compliance with this was not shown on the plans. In any case, the units are not being provided with a detention tank, so consent would be required under PC14.

3.4.5 Summary:

- The maximum building height in the ODP is 17m and under PC14 it will be 14m, which is less than currently provided for on site and is therefore more restrictive.
- Existing provisions dictating the minimum size of a residential unit are not being carried over to PC14, whereby the proposed framework is more permissive.
- Presently, there is no recession plane requirement for sites located in the Commercial Central City Mixed Use Zone that adjoin sites also zoned Commercial Central City Mixed Use Zone and there are no site coverage restrictions in the ODP zone. Accordingly, these provisions in PC14 are more restrictive and less enabling in terms of built form requirements. This is a discernible difference between the ODP and PC14.
- PC14 will introduce different setbacks that appear to be more permissive than the ones in the ODP that apply to residential activities. With respect to internal boundary setbacks, the consenting requirements are similar in that they would be triggered from net site limits within the application site; effects in both circumstances will be internalised whereby consenting requirements are likely less onerous.
- PC14 introduces a permitted number of units allowed on site which represents a significant change from the ODP. Accordingly, any application comprising over four units under PC14 requires consent whereby this was not the case in the ODP. Furthermore, in the ODP all building bulk and location standards that were triggered in this application were subject to a non-notification clause. While it is not known if CCC will introduce additional non-notification clauses over and above those stated in Schedule 3A, when only considering the non-notification clauses in Schedule 3A, there will be no non-notification preclusion like there is in the ODP (for built form standards, not earthworks or any other city-wide matter) for this

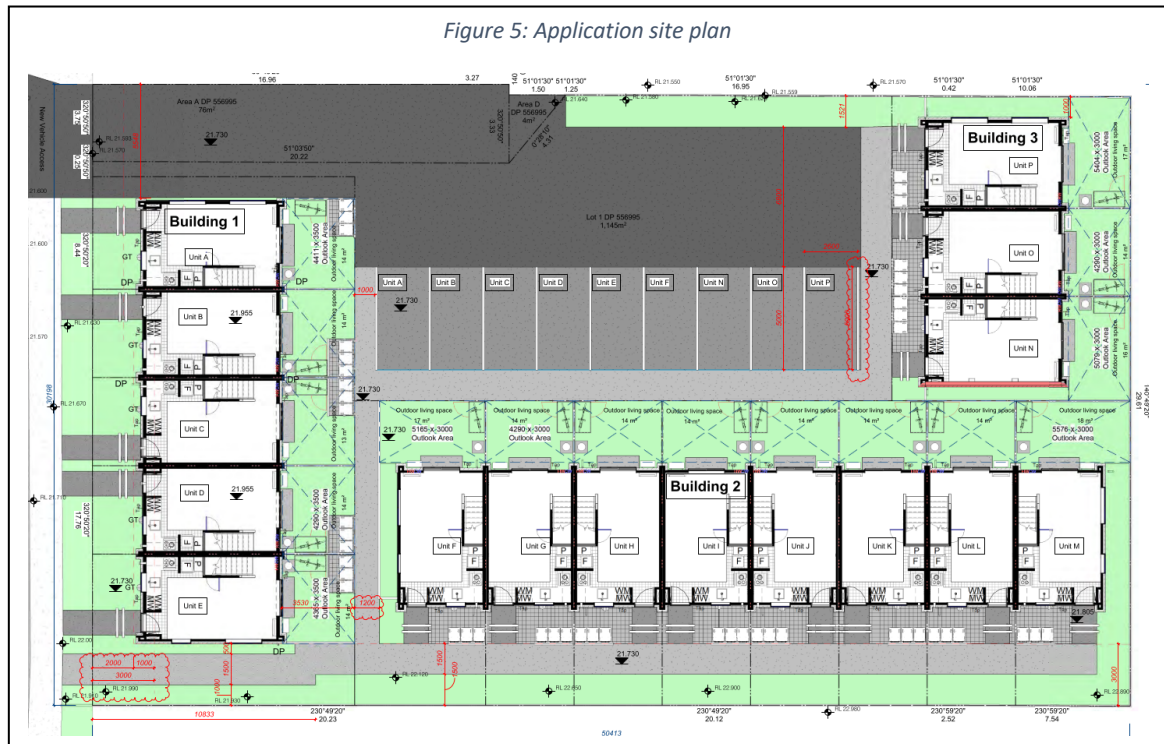
development given there are non-compliances with the 'Density Standards in Schedule 3A' (PC14's outdoor living space standards, for example).

- As the residential units do not include any onsite parking, it appears that they easily comply with the requirements for ground floor habitable space under PC14; the ground floor is almost entirely habitable space within each unit. Accordingly, despite the revised rules creating a possible new consent trigger, in this instance they are no more restrictive than the existing framework.
- Consent is required under PC14 for non-compliance with the permitted activity fence standard. The fence is 1.8m and the departure from Standard 10 is greater under PC14 (as the maximum heights are 1.5m for up to 50% with the remainder being 1m), but there are now no transparency requirements so it is permissive in this respect. It is considered that it would not be arduous to design a fence to comply with the new requirements, however, this could create a more restrictive consenting requirement than presently exists, particularly where optimum sunlight access to outdoor living warrants this being placed adjacent to the road carriageway.
- Consent is likely required under PC14 for non-compliance with Standard 16 as the impervious area of the site would likely exceed 70% (based on the 14.75% landscaping proposed and extent of hard surfacing). With this exemplar, compliance could easily be achieved by substituting some of the impervious surfaces with permeable surfaces. There is some ambiguity around "with stormwater from all impervious surfaces discharged to ground", which is discussed in further detail in section 5.
- Consent is required under PC14 for non-compliance with rainwater capture standards as no detention tanks are provided. Standard 16 requires the tank to capture no less than 5m³ per 100m² of impervious surface at the time of development. Rainwater capture places additional demand on potentially limited outdoor service and living areas, and depending on the size of the tank this may be costly and exacerbate other non-compliances. In addition, there is ambiguity around whether this applies to impervious surface area based on the existing environment (i.e., at the time of the application being lodged) or if this is based on the proposed impervious surface area of the development. Further clarity is needed on how the volume of rainwater applies / tanks are allocated when there is more than one dwelling on a site, which is discussed in further detail in section 5.

3.5 Example Five: 16 unit multi-unit development

3.5.1 Description of proposal

Address:	7-9 Spencer Street, Addington
Proposal:	Multi-unit development comprising 16 dwellings



3.5.2 Relevant Zones, District Wide Chapters, and Overlays

	ODP	PC14
Zones	Commercial Core	Local Centre Zone, but is being tested against the High Density Residential Zone (HRZ) provisions.

3.5.3 Activity Status

	ODP	PC14 (HRZ)
Land Use	Restricted Discretionary Activity <ul style="list-style-type: none"> Rule 15.4.1.3 RD1 due to non-compliance with standards requiring residential activity to 	Restricted Discretionary Activity <ul style="list-style-type: none"> RD01 due to number of units; RD07 for outdoor living non-compliances;

	<p>be above ground level and/or to the rear of permitted commercial activities; and breaches of outdoor service space, waste management and indoor storage.</p> <ul style="list-style-type: none"> • Rule 15.4.1.3 RD2 due to breaches of the required building setbacks from road boundaries/street scene and from internal boundaries with a residential zone; breaches of sunlight and outlook standards at a residential boundary; and breaches of the landscaping and trees standards. 	<ul style="list-style-type: none"> • RD10 due to landscaping breaches; • RD14 arising from servicing and storage; • RD16 for impervious surface; • RD17 for rainwater capture; and • Possibly RD06 (setbacks) and RD08 (outlook standards)
Notification clauses	<p>Activity under Rule 15.4.1.3 RD1 is precluded from limited and public notification, as is a breach of building setbacks from road boundaries (Rule 15.4.2.3).</p> <p>Preclusions on public notification apply to breaches of building setbacks from internal boundaries to a residential zone (Rule 15.4.2.4), and for sunlight and outlook breaches (Rule 15.4.2.7).</p> <p>However, the proposal also triggered consent for other matters, including landscaping and earthworks, which meant the non-notification clause was lost.</p>	No (based on Schedule 3A)

3.5.4 Rules and Standards Assessment

The proposal is a **Restricted Discretionary Activity** under the ODP and a **Restricted Discretionary Activity** under the HRZ provisions in PC14. A summary of the triggers and any new information requirements are included in the table below.

Operative District Plan	PC14	Differences / Similarities / Comments
ODP triggered standards vs. PC14 standards		
Standard 15.4.1.1 P21 a) – Location of residential activity Does not comply	N/A	Consent is required under the ODP for ground floor residential activity that was not located to the rear of permitted commercial activity. There is no equivalent rule in PC14, thus consent would not be needed for the location of residential activity.
Standard 15.4.1.1 P21 d) – Outdoor service space, waste management and indoor storage space Does not comply	Standard 14 – Service, storage and waste management Does not comply with standard 14 a) or 14 c) and d)	Consent is required under the ODP for non-compliance with the outdoor service, waste management, and indoor storage provision. Under PC14, consent would still be required for non-compliance with the minimum dimension of the waste storage area. Given the limited storage within each unit, it is assumed that consent would be required.
Standard 15.4.2.3 – Building setback from road boundaries/street scene Does not comply	Standard 05 – Setbacks Complies	Under the ODP, consent is required for buildings closer than 3m to the road boundary. Under PC14, the 1.5m setback would be met whereby consent is not required.
Standard 15.4.2.4 – Minimum building setback from the internal boundary with a residential zone Does not comply	Standard 05 – Setbacks Does not comply	Under the ODP, consent is required due to a non-compliant setback from the eaves of Unit E to an internal boundary. Under PC14, the proposal would comply with side and rear yard setbacks shared with adjacent properties, but would trigger consent for yard non-compliances from boundaries internal to the application site (except where common walls apply).
Standard 15.4.2.5 – Sunlight and outlook at boundary with a residential zone Does not comply	Standard 03 – Height in relation to boundary Will comply	Under the ODP, consent is required as four units encroach through the relevant recession plane. The PC14 height in relation to boundary measurements have obviously not been shown on the plans, however, given the maximum infringements were up to 0.508m and that under PC14 it can be 4m vertically at a 60° angle,

Operative District Plan	PC14	Differences / Similarities / Comments
		compliance is achievable. Based on this, under PC14 the proposal would not need consent.
Standard 15.4.2.7 – Landscaping and trees Does not comply	Standard 10 – Landscaped area Does not comply	Under the ODP, consent is required as the width of the landscaping strip falls short of the required 1.5m width. The plans show that approximately 15% of the site currently consists of planted garden bed, being less than the 20% required under PC14, and does not preclude any areas with a dimension of less than 0.6m. Accordingly, it is expected that the proposal would not comply with Standard 10.
Amended ODP standards or new standards introduced via PC14 (where relevant and not otherwise addressed above)		
N/A	Standard 01 – Number of residential units per site Does not comply	There is no equivalent density control under the ODP. New permitted activity standard introduced via PC14.
N/A	Standard 06 – Building coverage Will comply	There is no equivalent site coverage control under the ODP. Overall site coverage of 31.2% is proposed. Once areas of shared access are taken away (as per the definition for net site area), the proposal will be sitting on approximately 50% which would comply with the proposed standard.
15.4.1.1 P21 e) – Outdoor living space Complies	Standard 07 – Outdoor living space per unit Does not comply	Under PC14, the proposal would not comply with the required 20m ² of outdoor living space for Units N-P in breach of Standard 07 a). Units A-E and G-L would not comply with the required 15m ² for a one-bedroom unit under Standard 07 c).
N/A	Standard 08 – Outlook spaces per unit Will not comply	There is no equivalent standard in the ODP, thus compliance with this standard was not shown on the plans. The outlook requirement may not be achieved from ground floor living spaces, if it is interpreted that

Operative District Plan	PC14	Differences / Similarities / Comments
		fences constitute a building and/or where the 4m dimension cannot be achieved within the bounds of the subject site. Compliance with the outlook requirements from first and second floor rooms will be readily achieved.
N/A	Standard 09 – Windows to the street Presumably complies	This is a new permitted activity standard in PC14. While the percentage of the glazing was not shown on the plans, the five units with street-facing elevations contain sufficient glazing and therefore presumably comply (or could easily comply).
N/A	Standard 11 – Fencing Complies	There is no equivalent standard under the ODP. However, the proposal complies with the street frontage fencing requirements (with none proposed) and does not exceed the 2m limit for all side boundaries.
N/A	Standard 16 – Impervious surface standards Does not comply	There is no equivalent standard under the ODP. A total of 73% of the site is shown as impervious surface, breaching the 70% permitted under PC14. Note: it is not clear from the plans if the stormwater from the impervious surface would discharge to ground.
N/A	Standard 17 – Rainwater capture standards Does not comply	This is understood to be a new standard, thus compliance with this was not shown on the plans. In any case, the units are not being provided with a detention tank, so consent would be required under PC14.

3.5.5 Summary:

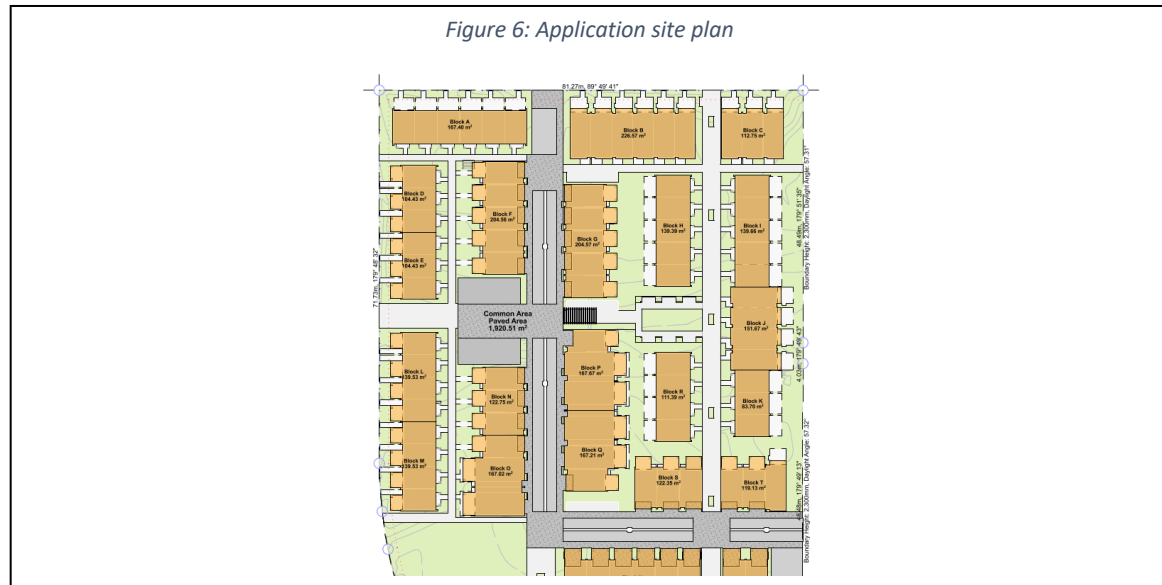
- PC14 is more permissive insofar as the zoning permits residential activities to occur across the site, rather than above the ground floor or to the rear of commercial activities. However, PC14 is more restrictive in the sense that only three dwellings are now permitted where before there was no density control.
- The 14m maximum height is more permissive under PC14 than the 12m permitted under the ODP. The recession plane control is also more permissive under PC14.

- PC14 is considered to be more permissive in regards to outdoor storage/service area requirements. While consent is still required under PC14, only five dwelling units do not comply as compared to all 16 units under the ODP. However all units are assumed to breach the internal storage requirements compared to only 8 under the ODP. Future design needs to respond to this as it is now a requirement whereas it was previously not. Achieving compliance is not considered to be particularly onerous and will need to be factored from an early design stage.
- PC14 is considered more enabling with respect to yard setbacks from boundaries shared with adjacent sites and the road frontage. This is attributed to the more permissive setback (1.5m (front) and 1.0m (side and rear), compared to the existing 3m. While PC14 may trigger consent for yard non-compliances along boundaries internal to the site (except where common walls exist) this is not considered to be a particularly onerous consent trigger; effects will be largely internalised.
- PC14 changes the trigger for landscaping from a set ratio per length of boundary shared with a residentially zoned site under the ODP, to a blanket 20% requirement. While this is more restrictive than the current zoning in terms of area, PC14 is more permissive insofar as it does not prescribe requirements for the size or number of trees or make up of the landscaping.
- Additional standards are introduced under PC14 for stormwater control (Standard 16 and 17) where currently there are none. Achieving compliance with the impervious surface standards is not considered to be particularly onerous noting that the exemplar exceeds the standard by just 3%, but greater consideration would need to be given as part of the overall landscape design phase. Rainwater capture places additional demand on potentially limited outdoor service and living areas, and depending on the size of the tank this may be costly and exacerbate other non-compliances.
- There are also more restrictive fencing design controls under Standard 11 of PC14, noting that at present none exist. In this instance the proposal achieved compliance thus demonstrating that, when taken into account early in the design phase, this may not be too onerous. Similarly, the inclusion of additional minimum glazing requirements (Standard 09) should be readily achieved where incorporated into a development from the outset.
- PC14 introduces a number of controls over built form (Standards 01, 06, and 08) that add further consenting requirements if compliance cannot be achieved. Standard 07 also stipulates larger outdoor living areas than currently required under the ODP; 14 of the units would require consent post-plan change whereas this aspect was permitted under the current rules. However, as detailed above, other standards are considered to be more permissive (for example, Standards 02 and 03).

3.6 Example Six: 86 unit multi-unit development

3.6.1 Description of proposal

Address:	237 Gloucester Street, Central City
Proposal:	Multi-unit development comprising 86 residential units within 16 blocks



3.6.2 Relevant Zones, District Wide Chapters, and Overlays

	ODP	PC14
Zones	Residential Central City	City Centre Zone, but it is being tested against the High Density Residential Zone (HRZ) provisions.

3.6.3 Activity Status

	ODP	PC14
Land Use	<p>Restricted Discretionary Activity</p> <ul style="list-style-type: none"> Rule 14.6.1.3 RD2 for a proposal for more than three residential units. Rule 14.6.1.3 RD1 for breaches of the building setback, ground floor habitable space, and service space requirements. 	<p>Restricted Discretionary Activity</p> <ul style="list-style-type: none"> RD01 – number of dwellings; RC06 – setbacks, RD07 – outdoor living space RD11 – fencing RD13 – ground floor habitable space RD14 – servicing and storage;

		<ul style="list-style-type: none"> • RD17 – rainwater capture; and • Possibly RD09 for street-facing glazing breaches.
Notification clauses	While three of the rules breached for the Residential City Centre zone include non-notification clauses, several standards are breached that do not preclude notification (for instance, earthworks and access). Accordingly, notification is not precluded.	No (based on Schedule 3A)

3.6.4 Rules and Standards Assessment

The proposal is a **Restricted Discretionary Activity** under the ODP and a **Restricted Discretionary Activity** under PC14. A summary of the triggers and any new information requirements are included in the table below.

Operative District Plan	PC14	Differences / Similarities / Comments
ODP triggered standards vs. PC14 standards		
14.6.2.3 – Road boundary building setback Does not comply	Standard 05 – Setbacks Does not comply	Resource consent is required under the ODP for non-compliance with the required 2m setback from road boundaries. Resource consent remains necessary under PC14, albeit due to non-compliance with the reduced 1.5m front boundary setback.
14.6.2.4 – Minimum building setbacks from internal boundaries Does not comply	Standard 05 – Setbacks Does not comply	Consent is required under the ODP as six of the dwellings are positioned within 1m of the proposed access and will have openable windows in the facing elevation. Under PC14, the proposal would comply with side and rear yard setbacks shared with adjacent properties but would trigger consent for yard non-compliances from boundaries internal to the application site (except where common walls apply).
14.6.2.8 – Ground floor habitable space Does not comply	Standard 13 – Ground floor habitable space Does not comply	The ODP requires all residential units fronting a road or public open space to have habitable space at ground level, of which at least one shall have a minimum floor area of 12m ² and dimension of 3m. Consent is required as all units fronting Gloucester Street include a garage and toilet at the ground floor.

Operative District Plan	PC14	Differences / Similarities / Comments
		<p>Under PC14 consent would still be required for a non-compliance with Standard 13 a) i) and iii) for units fronting Gloucester Street that do not include ground level habitable space and associated non-compliance with the required minimum size. Consent would also be required for breaches of Standard 13 c) i)-iii) as the Gloucester-facing units and others within the development would not comply with the ground level, 50%, or minimum dimension standards for habitable space.</p>
<p>14.6.2.10 – Service space Does not comply</p>	<p>Standard 14 – Service, storage and waste management Does not comply</p>	<p>56m² of waste storage is provided on site. This is less than the 258m² required under the ODP (3m² per residential unit).</p> <p>Under PC14, the requirement would reduce to 193m² of storage space (2.25m² per unit). However, this would not be met. It appears that a number of units will not comply with the required internal storage volume outside of the kitchen, bedrooms and bathrooms.</p>
<p>Amended ODP standards or new standards introduced via PC14 (where relevant and not otherwise addressed above)</p>		
<p>N/A</p>	<p>Standard 01 – Number of residential units per site Does not comply</p>	<p>Under PC14 a total of three dwellings is permitted; as the proposal is for 86 dwellings this standard would be breached. The previous density threshold was capped at two dwellings; development for three or more dwellings was regulated under Rule 14.5.1.3 RD2, while Standard 14.6.2.11 set minimum density targets</p>
<p>N/A</p>	<p>Standard 06 – Building coverage Will comply</p>	<p>There is no equivalent standard in the ODP.</p> <p>The proposal will achieve 39.9% site coverage across the subject property as a whole, and would therefore comply with the 50% permitted under PC14.</p>
<p>14.6.2.9 – Outdoor living space</p>	<p>Standard 07 – Outdoor Living Space per unit</p>	<p>Consent is not required under the ODP for outdoor living space.</p>

Operative District Plan	PC14	Differences / Similarities / Comments
Complies	Will not comply	It will be required under PC14 as no dwellings achieve a single outdoor living area of at least 20m ² . All ground floor living areas do comply with the 3m minimum dimension, but would not be clear of buildings due to overhanging balconies. A number of the balconies would not comply with the required 8m ² or minimum 1.8m dimension.
N/A	Standard 08 – Outlook spaces per unit Presumably complies	There is no equivalent standard in the ODP, thus compliance with this standard was not shown on the plans. The 4x4m outlook space from the principal living areas is likely to be complied with for each unit. The required 1x1m outlook space from all other habitable rooms is likely to comply.
N/A	Standard 09 – Windows to the street May not comply	This is a new permitted activity standard in PC14. While the percentage of the glazing was not shown on the plans, it is considered that the elevations show in most instances that at least 20% glazing will be achieved. However, where it is the side wall of a unit that is facing the street, it appears plausible that less than 20% of the facing elevation may consist of glazing.
Standard 14.6.2.6 – Tree and garden planting Complies	Standard 10 – Landscaped area Will comply	The proposal complies with the existing landscaping standard which stipulates a minimum 20% landscaping, as well as additional provision on the extent of trees, shrubs, native trees, plant height and maintenance requirements. A total of 22.4% of the site is landscaped, achieving compliance with the minimum 20% required under PC14. It is assumed this is from planting strips at least 0.6m wide.
Standard 14.6.2.5 – Fencing and screening Complies	Standard 11 – Fencing Does not comply	The proposal complies with the fencing requirements in the ODP. Under PC14, consent will be needed as the permitted height for a fence fronting the street is

Operative District Plan	PC14	Differences / Similarities / Comments
		1.5m for up to 50% with the remaining being subject to a maximum height of 1m. The proposed fence is 1.6 – 1.8m in height.
N/A	16 – Impervious surface standards Will comply	The development will comply with this PC14 permitted standard as the impervious surface calculation comes to is 63.8%. Note: It is not clear from the plans if the stormwater from the impervious surface would discharge to ground.
N/A	17 – Rainwater capture standards Does not comply	This is understood to be a new standard, thus compliance with this was not shown on the plans. In any case, the units are not being provided with a detention tank, so consent would be required under PC14.

3.6.5 Summary

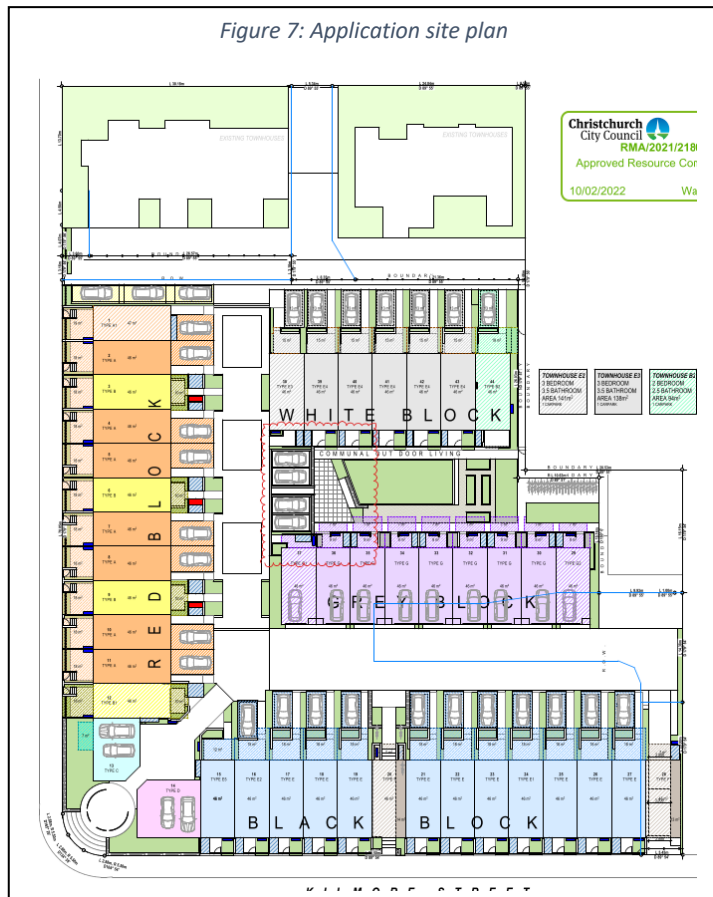
- PC14 is more permissive in terms of density on site, with up to three residential units now permitted compared to the existing maximum of two. The ODP also includes an existing minimum density target that has not been carried over in PC14, reducing the potential consent triggers.
- Existing provisions dictating the minimum size of a residential unit are not being carried over to PC14, whereby the proposed framework is more permissive.
- While consent is required under both the ODP and PC14 in respect of yard setbacks from street frontages, the degree of breach is reduced due to the smaller setback required under PC14. With respect to internal boundary setbacks, the consenting requirements are similar in that they would be triggered from net site limits within the application site; effects in both circumstances will be internalised whereby consenting requirements are likely less onerous.
- There is considered to be little change in terms of the permissiveness or restrictiveness of rules around habitable space requirements between the ODP and PC14; consent is required under both frameworks. PC14 has a reduced dimension for habitable space (and is therefore more permissive) but has greater requirements for ground floor provision of habitable space within a development (being 50% of all residential units within a development less than 12m in height, and 50% of the ground floor of any residential building) compared to the ODP (being 30% of all residential units within a development).
- PC14 introduces a number of new rules which add further consenting requirements if compliance cannot be achieved (for example, Standards 04, 06, 08, 09, 12, 16 and 17). With this comes an increase in the matters of discretion adding complexity to the consenting framework.

- PC14 is considered to be more restrictive in terms of outdoor living space requirements insofar as the minimum area required cannot be made up of multiple spaces on the site. However, it is more permissive in that the area required has reduced (20m² for ground floor units), as has the dimension for ground floor living (now 3m). The minimum dimension for balconies has increased from 1.5m to 1.8m under PC14, and there is no minimum proportion of outdoor living that must be provided at the ground floor.
- Under PC14 all units are assumed to breach the requirement for storage (additional to that required for waste management), whereas previously there was no equivalent provision. Future design needs to respond to this; achieving compliance is not considered to be particularly onerous and will need to be factored from an early design stage
- While the percentage of landscaping or has not changed, PC14 is more permissive insofar as it does not prescribe requirements for the size or number of trees or make up of the landscaping.
- Fencing
 - Under the permitted activity standards of PC14 consent would now be required for the fencing aspect where previously they were permitted. This relates to street frontage fencing only, as compliance is achieved with the 2.0m high limit elsewhere on site.
 - The ODP includes an exemption from the specified 1.0m height limit for fencing within 2m of a road boundary where required to screen servicing space or outdoor living areas. This has not carried over to PC14 which may create some tension between fencing requirements and privacy within outdoor living space. This could create a more restrictive consenting requirement than presently exists, particularly where optimum sunlight access to outdoor living warrants this being placed adjacent to the road carriageway.
- There is no change in the maximum permitted building height (14m) between the ODP and PC14.
- The daylight recession planes under the ODP are more restrictive than those proposed under PC14; the recession plane angle commences at a point 2.3m and 4m above ground level respectively.

3.7 Example Seven: 44 unit multi-unit development

3.7.1 Description of proposal

Address:	33 Kilmore Street, and Units 8-17, 44 Peterborough Street
Proposal:	Multi-unit development comprising 44 units



3.7.2 Relevant Zones, District Wide Chapters, and Overlays

	ODP	PC14
Zones	Residential Central City	High Density Residential

3.7.3 Activity Status

	ODP	PC14
Land Use	Restricted Discretionary Activity	Restricted Discretionary Activity <ul style="list-style-type: none"> RD01 – number of units

	<ul style="list-style-type: none"> • Rule 14.6.1.3 RD2 for a proposal for more than three residential units. • Rule 14.6.1.3 RD1 for breaches of the daylight recession planes, building setbacks from internal boundaries, fencing and screening, tree and garden planting, ground floor habitable space, outdoor living space, and service space. 	<ul style="list-style-type: none"> • RD04 – height in relation to boundary • RD06 – setbacks • RD07 – outdoor living • RD10 – landscape • RD11 – fencing • RD13 – ground floor habitable space • RD14 – servicing and storage; • RD17 – rainwater capture; and • Maybe under RD09 and RD16 for street-facing glazing and impervious surfaces respectively.
Notification clauses	While several of the rules breached for the Residential City Centre zone include non-notification clauses, multiple standards are breached that do not preclude notification (for instance, earthworks and access). Accordingly, notification is not precluded.	No (based on Schedule 3A)

3.7.4 Rules and Standards Assessment

The proposal is a **Restricted Discretionary Activity** under the ODP and a **Restricted Discretionary Activity** under PC14. A summary of the triggers and any new information requirements are included in the table below.

Operative District Plan	PC14	Differences / Similarities / Comments
ODP triggered standards vs. PC14 standards		
14.6.2.2 – Daylight recession planes Does not comply	Standard 03 – Height in relation to boundary Does not comply	Under the ODP, the recession plane is breached by 1.32m and 6.9m from the eastern boundary. While recession planes are not shown as per PC14, it is considered that the 1.32m recession plane breach would now comply. However, the proposed breaches of up to 6.9m would remain albeit at a reduced height of approximately 5.2m.
14.6.2.4 – Minimum building setbacks from internal boundaries	Standard 05 – Setbacks Does not comply	Consent is required under the ODP as one residential block is located 200mm from the eastern boundary,

Operative District Plan	PC14	Differences / Similarities / Comments
Does not comply		<p>and one is located within 4m of the eastern boundary.</p> <p>Under PC14, the proposal would breach the 1m side yard setback, and may also trigger consent for yard non-compliances from boundaries internal to the application site (except where common walls apply).</p>
<p>14.6.2.5 – Fencing and screening</p> <p>Does not comply</p>	<p>Standard 11 – Fencing</p> <p>Will not comply</p>	<p>Consent is triggered under the ODP for cycle parking that is not screened from internal boundaries, and fencing along the street frontage that exceeds 1m in height.</p> <p>Under PC14, the consent will be required as all boundary fencing is 1.6m in height. This exceeds the permitted 1.5m and 1m limits along the street boundary. The requirement to screen the bicycle area will not longer apply as the adjacent property is not residentially zoned.</p>
<p>Rule 14.6.2.6 – Tree and garden planting</p> <p>Does not comply</p>	<p>Standard 10 – Landscaped area</p> <p>Does not comply</p>	<p>Only 12.2% of the site supports tree and garden planting, breaching the required 20% under the ODP. The percentage does not change under PC14 whereby the standard will continue to be breached.</p>
<p>14.6.2.8 – Ground floor habitable space</p> <p>Does not comply</p>	<p>Standard 13 – Ground floor habitable space</p> <p>Does not comply</p>	<p>The ODP requires all residential units fronting a road or public open space to have habitable space at ground level, of which at least one shall have a minimum floor area of 12m² and dimension of 3m. Consent is required as two dwellings do not have ground floor habitable space.</p> <p>Under PC14 consent would still be required for a non-compliance with Standard 13 a) i) and iii) for the two street facing units without habitable space. Consent would also be required for breaches of Standard 13 c) i)-ii) as two units would not fronting the street would not have habitable space, and not all units would have 50% of the ground floor as habitable space.</p>

Operative District Plan	PC14	Differences / Similarities / Comments
<p>14.6.2.9 – Outdoor living space</p> <p>Does not comply</p>	<p>Standard 07 – Outdoor Living Space per unit</p> <p>Does not comply</p>	<p>Under the ODP, nine units do not comply with the required 24m² of outdoor living, and several units do not comply with the minimum dimension.</p> <p>Under PC14 it is considered that no ground floor units will comply with the required area for ground floor outdoor living, and only one unit will comply with the minimum balcony area (although dimensions are, in some instances, met). The first floor units will breach the required area for balconies.</p>
<p>14.6.2.10 – Service space</p> <p>Does not comply</p>	<p>Standard 14 – Service, storage and waste management</p> <p>Does not comply</p>	<p>Bin storage areas are approximately 1.6m² in size. Accordingly, none of the residential units comply with the 3m² required per unit under the ODP, or the reduced requirement of 2.25m² under PC14.</p> <p>It is unclear from the floor plans what storage may be provided within the residential units, outside of the kitchen, bedrooms and bathrooms. However, it appears that this would be limited whereby it is presumed that non-compliance with additional storage is likely.</p>
<p>Amended ODP standards or new standards introduced via PC14 (where relevant and not otherwise addressed above)</p>		
<p>N/A</p>	<p>Standard 01 – Number of residential units per site</p> <p>Does not comply</p>	<p>Under PC14 a total of three dwellings is permitted; as the proposal is for 44 dwellings this standard would be breached. The previous density threshold was capped at two dwellings; development for three or more dwellings was regulated under Rule 14.5.1.3 RD2, while Standard 14.6.2.11 set minimum density targets.</p>
<p>14.6.2.3 – Road boundary setback</p> <p>Complies</p>	<p>Standard 05 – Setbacks</p> <p>Will comply</p>	<p>Under PC14 the setbacks from road boundaries become more permissive. The proposal complies with both the more restrictive ODP and more permissive PC14 provisions.</p>

Operative District Plan	PC14	Differences / Similarities / Comments
N/A	Standard 06 – Building coverage Will comply	There is no equivalent standard in the ODP. The proposal is for approximately 2,220m ² of building over a site area of 5,620m ² , complying with the required 50%.
N/A	Standard 08 – Outlook spaces per unit Presumably complies	There is no equivalent standard in the ODP, thus compliance with this standard was not shown on the plans. The 4x4m outlook space from the principal living areas is likely to be complied with for each unit. The required 1x1m outlook space from all other habitable rooms is likely to comply.
N/A	Standard 09 – Windows to the street May not comply	This is a new permitted activity standard in PC14. While the percentage of the glazing was not shown on the plans, it is considered that the elevations show in most instances that at least 20% glazing will be achieved. However, where it is the side wall of a unit that is facing the street, it appears plausible that less than 20% of the facing elevation may consist of glazing.
N/A	16 – Impervious surface standards Will comply	This is a new standard introduced under PC14 whereby no calculations have been provided. However, the site includes extensive areas of hard surfacing whereby it is plausible that more than 70% of the property consists of impermeable surface. Note: It is not clear from the plans if the stormwater from the impervious surface would discharge to ground.
N/A	17 – Rainwater capture standards Does not comply	This is understood to be a new standard, thus compliance with this was not shown on the plans. In any case, the units are not being provided with a detention tank, so consent would be required under PC14.

3.7.5 Summary

- PC14 is more permissive in terms of density onsite, with up to three residential units now permitted compared to the existing maximum of two. The ODP also includes an existing minimum density target that has not been carried over in PC14, reducing the potential consent triggers.
- Existing provisions dictating the minimum size of a residential unit are not being carried over to PC14, whereby the proposed framework is more permissive.
- While the development would continue to breach the yard and recession plane controls, the scale of the breach would be reduced due to the more permissive standard proposed under PC14. Where yard breaches occur along internal boundaries effects will be internalised whereby consenting requirements are likely less onerous. Similarly, while storage and waste management requirements would not be met under PC14 the degree of non-compliance is reduced compared to the ODP.
- There is considered to be little change in terms of the permissiveness or restrictiveness of rules around habitable space requirements between the ODP and PC14; consent is required under both frameworks. PC14 has a reduced dimension for habitable space (and is therefore more permissive) but has greater requirements for ground floor provision of habitable space within a development (being 50% of all residential units within a development less than 12m in height, and 50% of the ground floor of any residential building) compared to the ODP (being 30% of all residential units within a development).
- The fencing rules under PC14 are considered more restrictive than the existing standard, despite consent being needed under the ODP. The ODP includes an exemption from the specified 1.0m height limit for fencing within 2m of a road boundary where required to screen servicing space or outdoor living areas. This has not carried over to PC14 which would exacerbate the length of non-compliant fence as compared to the ODP standards and creates tension between fencing requirements and privacy within outdoor living spaces (particularly where optimum sunlight access to outdoor living warrants this being placed adjacent to the road carriageway).
- While the percentage of landscaping required has not changed, PC14 is more permissive insofar as it does not dictate the type or size of landscaping that must be undertaken on site.
- The outdoor living space standards are more restrictive under PC14 than the ODP. Under the operative rules, nine units do not comply with the required outdoor living area. This would increase to encapsulate all residential units under PC14, creating a more onerous consenting pathway.
- Under PC14 all units are assumed to breach the requirement for storage (additional to that required for waste management), whereas previously there was no equivalent provision. Future design needs to respond to this; achieving compliance is not considered to be particularly onerous and will need to be factored from an early design stage
- There is no change in the permitted 14m height limit between the ODP and PC14, and in both circumstances the proposal achieves compliance.
- PC14 introduces a number of new rules which add further consenting requirements if compliance cannot be achieved (for example, Standards 04, 06, 08, 09, 12, 16 and 17). With this, comes an increase in the matters of discretion adding complexity to the consenting framework.

4 MATTERS OF DISCRETION

Where the permitted activity standards for the MRZ and HRZ zones introduced by PC14 are breached, the activity status is escalated to a Restricted Discretionary status. Accordingly, the District Plan specifies the relevant matters of discretion that must be considered when assessing a consent application.

The following section provides an analysis of the matters of discretion for both the MRZ and HRZ, giving due consideration to the relevance of the provisions and how onerous the assessment and evidence requirements are likely to be.

4.1.1 Analysis – Matters of Discretion

The below table includes the following information:

- The standard being breached, and reference to the underlying zoning;
- A summary of the relevant matters of discretion. This provides a broad overview of the scope of the matters of discretion, rather than listing each matter individually; and
- Provides an assessment as to the relevance of the matters of discretion, how restrictive/onerous they are, and clarity of wording.

Standard breached	Matters of discretion	Assessment
Number of units	<p>Medium Density Residential Design Principles (MRZ)</p> <p>High Density Residential Design Principles (HRZ)</p>	<p>Consideration of the proposal against residential design principles may require expert assessment from both the applicant and the Council, adding costs to the consent process.</p> <p>However, urban design assessments are currently undertaken on resource consents (for example, the Killmore/Peterborough consent, refer: Example 7).</p> <p>An urban design assessment is relevant to the standards being breached, ensuring quality outcomes for new development and managing potential adverse environmental effects such as poor streetscape or safety outcomes.</p>
Height	<p>MRZ</p> <p>Matters a) – g) under RD02 broadly cover the following:</p> <ul style="list-style-type: none"> • Bulk, dominance and visual effects; • Privacy and shading; • Streetscape/passive surveillance outcomes; • The rationale for the additional height; and • Heritage effects. 	<p>The matters of discretion are considered to be generally relevant to the non-compliance and are not considered to be particularly onerous.</p> <p>The exception to this is requirement under RD17 and RD18 for a “<i>suitably qualified housing expert</i>” to undertake an assessment as to whether the development is responding to housing demand including any approved housing developments in the catchment. This will increase costs and require additional technical input, and it will be difficult for</p>

	<p>Additional matters under RD17 include:</p> <ul style="list-style-type: none"> • Design outcomes; and • The nature of residential activity accommodated; and • Whether the proposal is in response to identified housing demand. <p>HRZ</p> <p>Matters g) – n) under RD02 broadly cover the following:</p> <ul style="list-style-type: none"> • Bulk, dominance and visual effects; • Privacy and shading; • Streetscape/passive surveillance outcomes; • The rationale for the additional height, and suitability of the location; and • Heritage effects. <p>Additional matters under RD18 include:</p> <ul style="list-style-type: none"> • Design outcomes; and • The nature of residential activity accommodated; and • Whether the proposal is in response to identified housing demand. 	<p>a private developer to easily gain information about other consented (but potentially unimplemented) developments within the catchment. The presence or otherwise of housing demand is not an environmental effect, whereby the relevance of this assessment matter appears limited.</p>
<p>Wind effects (buildings exceeding 20m; HRZ and MRZ)</p>	<p>Requires wind modelling, with an associated effects upon amenity and safety.</p>	<p>The matters of discretion are considered to be relevant to the standard being breached (i.e. exceeding a 20m height limit).</p> <p>This will require additional technical input, adding cost and complexity to projects.</p>
<p>Height in relation to boundary (MRZ and HRZ)</p>	<p>Bulk and dominance, privacy, shading and impacts on heritage values</p>	<p>The matters of discretion are considered to be relevant and, where there is an existing comparable standard, aligned with the ODP; the matters of</p>

Building separation (HRZ only)	Bulk and dominance, privacy, shading, heritage, and streetscape and visual amenity effects, and impact on communal spaces.	discretion are not considered to add undue complication to the process.
Setbacks (MRZ and HRZ)	Bulk and dominance, privacy, shading, heritage, and streetscape and visual amenity effects.	
Site coverage (MRZ and HRZ)	Dominance and privacy, character, visual amenity and streetscape, and onsite functionality and amenity	
Outdoor living space (MRZ and HRZ)	Internal usability and amenity outcomes, including spaciousness, access, sunlight, and provision of servicing areas	
Outlook space (MRZ and HRZ)	Internal amenity and daylight, and privacy	
Street-facing glazing (MRZ and HRZ)	Nature of glazing proposed, passive surveillance and visual effects	
Landscape area (MRZ and HRZ)	Onsite and wider amenity, suitability of planting, streetscape effects, rationale for the reduction	
Fencing standards (MRZ and HRZ)	Acoustic benefit and/or screening of outdoor living where the road carries high volumes of traffic, streetscape, visual amenity, privacy, dominance and shading effects	<p>The matters are considered to be generally relevant to the standard breached and do not add undue complication to the consent process.</p> <p>However, it is noted that consideration is only had to internal amenity effects insofar as they relate to noise and screening of outdoor living areas next to highly trafficked roads. The scope of instances where higher fences may be acceptable is thus limited and does not readily provide flexibility when dealing with tensions between privacy for internal and outdoor living areas where located next to the public domain (irrespective of whether it is a road or other public space).</p>
Garaging (MRZ and HRZ)	Relevant Residential Design Principles	The matters of discretion are considered to be relevant and, where there is an existing comparable

Ground floor habitable space (MRZ and HRZ)	Relevant Residential Design Principles	standard, aligned with the ODP; the matters of discretion are not considered to add undue complication to the process but may require additional input from an urban designer.
Servicing and storage (MRZ and HRZ)	Functionality and visual amenity	The matters of discretion are considered to be relevant and, where there is an existing comparable standard, aligned with the ODP; the matters of discretion are not considered to add undue complication to the process.
Water supply (MRZ and HRZ)	Unchanged from the ODP	There is no change to the assessment matters under PC14; the matters of assessment are no more or less onerous than currently exist.
Impervious surface (MRZ and HRZ)	Mitigation of stormwater runoff, network capacity, and rationale for the non-compliance	<p>The matters of discretion are considered to be relevant to the standard being breached. However, there is no equivalent standard under the ODP whereby the assessment adds additional complexity compared to the existing rules framework.</p> <p>Additional expert input may be required to address engineering aspects of the proposal.</p>
On-site rainwater capture (MRZ and HRZ)	Consideration of pre- and post-development reticulated demand, effects on potable water, and rationale for the non-compliance	<p>Matters a) and c) appear relevant to the standard being breached. It is unclear how provision b) which relates to potable water applies to the rainwater capture standard; the intent of the rule seems to relate to stormwater control and it is unclear whether the tanks required are intended to be detention systems (i.e. delayed discharge to the stormwater network) or retention systems (i.e. for re-use onsite).</p> <p>Breaches of this standard are likely to require additional engineering input to understand the effect and suitability of the proposal.</p>

5 OVERALL SUMMARY

5.1 Activity status and non-notification

Under the ODP, each multi-unit development is assessed as a Restricted Discretionary Activity. Under PC14, the activity status does not change, with each being assessed as a Restricted Discretionary Activity (based on built form provisions, not city-wide or other provisions).

With respect to non-notification clauses, it is not known whether CCC will incorporate additional non-notification clauses over and above those listed in Schedule 3A. Should no additional preclusions be incorporated into the District Plan, then none of the seven examples tested will have a non-notification clause. This is due to each development containing more than four units and each development not complying with at least one of the “density standards (except for the standard in clause 10)” in Schedule 3A (outdoor living space, landscaping, and setbacks to name a few).

In the 338-342 Cashel Street example, there is a noticeable difference between PC14 from the ODP regarding notification preclusions. While it is acknowledged that the non-notification clause was lost due to city-wide non-compliances that did not have a notification preclusion, the built form rules that were triggered all had a non-notification preclusion. If an application was to be legitimately unbundled (i.e., separate out the earthworks, for example) or designed to comply with the city wide provisions, then under the ODP there would be a high chance of the application retaining the non-notification clause. This is not the case under PC14.

It is recommended that consideration be given how the existing notification preclusions in the ODP could potentially be carried over to P1C14 if/where relevant.

5.2 Common rule triggers and observations

5.2.1 Density and maximum building height

All examples tested require consent for non-compliance with Standard 01 which is for four or more units on a site. As such, the Medium Density Residential Design Principles and High Density Residential Design Principles will apply. Of the seven examples tested, none breached the maximum height limit.

5.2.2 Storage

Six out of the seven examples require (or likely require) consent for non-compliance with the proposed storage requirements. There are new internal requirements for the volume of storage (minimum 50% internal storage requirement) which depend on the number of bedrooms in a dwelling. However, achieving compliance with this is not considered to be onerous and can be easily remedied at the early design stage. Where a non-compliance occurs, it is considered that the potential adverse environmental effects will be negligible such that consenting requirements are unlikely to be onerous.

5.2.3 Impervious surfaces

Six out of the seven examples require (or likely require) consent for non-compliance with the proposed impervious surface standard. This level of detail would be provided as part of an accompanying landscape plan and achieving compliance with this is not considered to be arduous given permeable surfaces can be used in place of impervious surfaces. However, where the site coverage exceeded 70% (27 Carlton Mill Road Road) and is thus the cause of the impervious surface breach, compliance with this new standard becomes impossible.

There is some ambiguity around the second part of the rule that states “with stormwater from all impervious surfaces discharged to ground.” Does this then mean that stormwater has to discharge to ground (for example via a soakpit) or can stormwater be collected via the rainwater tank to the main or kerb and channel, for example? Lack of clarity could result in confusion around how to comply with this standard and/or when consent is triggered.

5.2.4 Rainwater collection

All seven examples technically require consent under PC14 for non-compliance with the rainwater collection standards. This is not a requirement in the ODP thus compliance with this standard has not been shown on the plans that are available to view, hence why all have triggered consent. Notwithstanding, this standard is slightly ambiguous. Firstly, it is not clear as to whether the tank calculations are to apply to the impervious area based on the existing environment at the time the resource consent is applied for or if they are to be calculated on the proposed impervious area. Secondly, it is not clear on what happens when there is more than one unit on a site or how this applies to multiple units. For example, if there is 200m² of impervious area, does each unit have to provide a 10,000L (aka 10m³) tank or does can the 10,000L tank get spilt equally by the number of units on site? That is, if there are ten units then they would each have a 1,000L tank. Lack of clarity could result in confusion around how to comply with this standard and/or when consent is triggered.

It is also noted that the rainwater capture tanks place additional demand on potentially limited outdoor service and living areas, and this may have consequential effects by way of creating new infringements or increasing the degree of non-compliance with other standards, such as site coverage or outdoor living space standards.

Demonstrating compliance/assessing the effects of non-compliance may require technical input which may be costly for the applicants/consent holders.

5.2.5 Fencing

The proposed permitted activity standards for fencing that are proposed under PC14 are different to the permitted activity standards in the underlying zones of the ODP, however, the degree of difference depends on what the underlying ODP zoning was as there is variation between the permitted fence requirements across the different zones in the ODP. Most of the examples tested require consent under PC14 due to exceeding the permitted height (1.5m for up to 50% of the front boundary) with the remainder being no greater than 1m. In some instances, a 1.8m high fence, for example, represents a greater departure from the proposed PC14 fencing standard which may create a more restrictive consenting requirement than presently exists. Furthermore, having lower fence height requirements, for example, may result in greater conflict between desired level of privacy within the site versus streetscape amenity outcomes, such as passive surveillance.

5.2.6 Building coverage

There is no difference in building coverage in the Residential Medium Density Zone in ODP and PC14 as this remains unchanged at 50%. However, having a building coverage requirement in the HRZ is a new requirement, particularly when compared to the three examples that are not zoned HRZ (but have been tested). Of the six HRZ examples, one breached building coverage (71.3% but also required consent under the ODP for site coverage non-compliance), with the others either complying or being undetermined. It will introduce a new permitted activity standard and thus will change the permitted baseline for the extent of building bulk provided for on a HRZ site (which is not currently the case). Further, more information and assessment against the relevant matters of discretion would be required to accompany an application in response to the site coverage breach.

5.2.7 Outdoor living spaces

The provisions for outdoor living spaces are breached a similar number of time between the ODP (five scenarios examined) and under PC14 (all seven examples). The PC14 framework is considered to be less permissive in that the required area and dimension must be achieved in a single private or communal space,

rather than across multiple outdoor living areas. However, the PC14 is typically more permissive in regard to the required area and minimum dimension standards.

It is considered that the permitted activity standard lacks clarity, however this is the result of the mandatory MDRS provisions and cannot be readily resolved by CCC.

PC14 is more enabling for studio and one bedroom units that meet or exceed certain internal areas (35m² or 45m², respectively). There is, however, some ambiguity as to what the minimum dimensions would be for the outdoor living spaces at ground floor as the only dimension specified (1.5m) relates to balconies, patios or roof terraces which seems to be related to studios or one bedroom units located on an upper level, not at ground level (or if the intention is to defer to the 3m minimum dimension in Standard 07(a)(i)).

5.2.1 Habitable living spaces

The habitable ground floor living spaces are considered to be more onerous under PC14 than presently built into the ODP rules framework. Six of the examples assessed would require consent under PC14 as opposed to three under the ODP. However it is considered that the revised habitable living spaces requirement could be better integrated into developments when considered early in the design stage.

The rule itself lacks clarity under the HRZ framework, with provisions a) and c) seemingly contradicting each other. The lack of clarity could result in confusion around how to comply with this standard and/or when consent is triggered, and should be resolved.

5.2.2 High Density Residential Zone (HRZ)

Based on the analysis undertaken, and in light of the particular examples provided, it would not be considered inappropriate to apply HRZ standards to the sites zoned Residential Central City Zone and Commercial Core (or Local Centre Zone, City Centre Zone in PC14). However, it is recommended CCC considers this further and/or undertakes further testing as this particular exercise has tested only one example from the Local Centre Zone and one from the City Centre Zone

Careful consideration should be given to the appropriateness of applying the HRZ permitted standards to the Commercial Central City Mixed Use Zone. This is examined in further detail in sections 3.4.4 and 3.4.5, but, principally, the HRZ will introduce a number of new restrictions (such as number of units, site coverage, recession planes, to name a few) that do not currently exist and will also reduce the permitted height limit by 3m. It may also result in potentially a more stringent consenting process given the removal of the notification preclusions.

5.3 Matters of Discretion

The matters of discretion are generally considered relevant to the standard breached and will add value through the consenting process even where additional technical input is required. Breaches to the following three standards require further consideration to ensure clarity and encourage positive environmental outcomes:

- Height – the requirement for an expert assessment of housing demand seems onerous, and does not appear to be clearly linked to a particular environmental effect;
- Fencing – the matters of discretion lack flexibility when considering the tensions between streetscape values and passive surveillance, with internal amenity and privacy to living spaces unless adjacent to a highly trafficked road; and

- Rainwater capture – assessment of effects upon potable water does not seem to have a clear link to a rule that appears to relate to stormwater management. Clarity is required as to whether the tanks shall be for attenuation or retention purposes, and how the rule intends to support potable water supply.

6 APPENDIX 1 – MINOR EDITORIAL AMENDMENTS AND FEEDBACK FOR CONSIDERATION

Zone	Section	Comment
MRZ	Standard 12	Provision a) applies where residential units do not exceed 11m in height, but there doesn't seem to be a requirement for ground floor habitable space for any buildings above this height – this seems like a gap in the standard.
MRZ HRZ	Standard 13 Standard 14	<p>Wording is currently drafted as below: <i>All residential units shall provide internal storage areas (in addition to storage in kitchens, bathrooms and bedrooms) with a minimum dimension of 600mm, to a total cumulative volume of:</i></p> <p style="text-align: center;"><i>6m³ for studio or one-bed apartments;</i></p> <p style="text-align: center;"><i>8m³ for two-bedroom apartments; or</i></p> <p style="text-align: center;"><i>10m³ for three-bedroom apartments, or greater;</i></p> <p><i>Where at least 50% of storage is provided internal to the unit.</i></p> <p>It seems that the word 'internal' should be removed from the first line as it currently reads that the storage requirements are all internal, but then the last sentence says only 50% has to be internal to the unit. Suggest removing the first reference to 'internal' so that it can encompass outdoor storage too.</p>
MRZ	Standard 16	<p>Does "at the time of development" refer to impervious surfaces of the existing environment (at the time consent is being applied for) or is it as per the proposed impervious surface?</p> <p><i>Every residential unit shall include a rainwater tank that is able to capture no less than 5m³ per 100m² of impervious surface at the time of development.</i></p>
HRZ	Standard 11	<p>Suggest numbering under (d) is updated to be 'i. ii. lii'</p> <p>None of the standards seem to capture rear boundary fencing – presumably b) is intended to be the relevant standard.</p>
MRZ and HRZ	Rainwater capture standards	Suggest expressing 5m ³ as 5,000L.
HRZ	Standard 07(c)	Suggest specifying the minimum dimension for ground level outdoor living areas for studios and one-bedroom units. It is not clear if it is 3m (by deferring back to

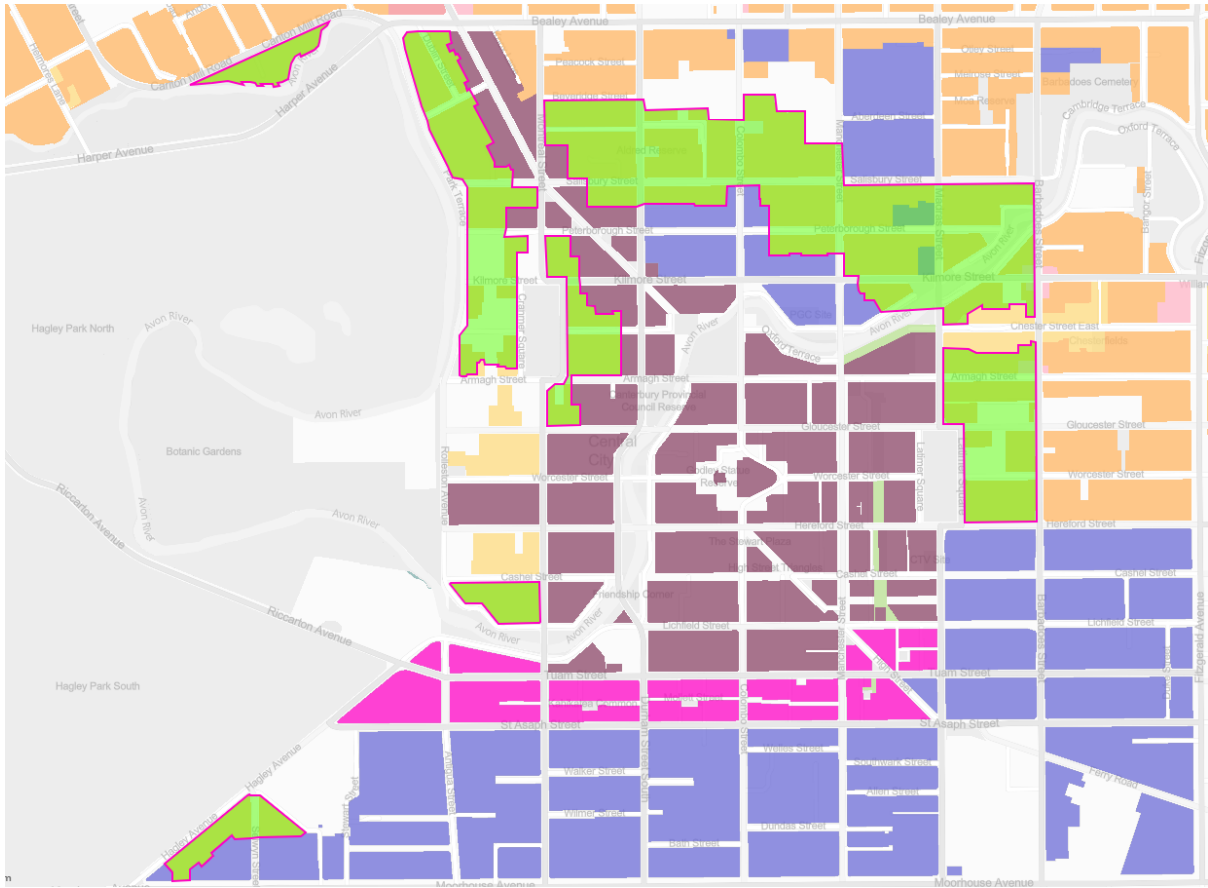
		07(a)(l) or if ground level outdoor living areas can be 1.5m too (as you could technically have a patio at ground level). I think the 1.5m minimum dimension is intended for upper level studio or one bedroom units but in absence of a specific requirement for ground level studios/one bedroom units it is a bit unclear.
MRZ	Standard 14	Suggest lettering/numbering is changed as there are two sets of 'a, b, c' so technically you have two 14(a)s, two 14(b)s, and two 14(c)s
HRZ	Standard 13	<p>Provision c) seems to be missing the word 'shall' from the following "<i>Any residential building shall</i>:".</p> <p>It's unclear whether the reference to a residential <u>building</u> in c) is deliberate, or whether this should instead read residential <u>unit</u>.</p> <p>There appears to be an internal inconsistency with Standard 13. Provision a) requires that for any units not exceeding 12m in height, at least 50% of the units within the development must have habitable space at the ground floor. However under c) the same development would require that <u>every unit</u> (i.e. "any residential building") has at least 50% of the ground floor as habitable area. Even if you comply with standard a), you could potentially breach standard c).</p> <p>Standard c) iii) refers to habitable room required by "a. and b.", but I think this should refer to i. and ii.</p> <p>Should standard a) iii) read similar to c) iii) in that the minimum area and dimension should only apply to habitable rooms required by i) and ii)? At present it reads as if iii) is requiring all units to have at least one habitable space on the ground floor which contradicts with i) and ii).</p>
HRZ	Restricted Discretionary activities	Correct numbering – there are two RD06 references, once for breach in setbacks and one for breach in site coverage.
Definitions	Habitable space	<p>The definition for habitable space doesn't specifically preclude garages, although I note it does specifically <u>include</u> "<i>any portion of a garage used as a sleep-out</i>".</p> <p>This seems to be vulnerable to interpretation; I would recommend specifically precluding garages from the definition of habitable space.</p>
MRZ	RD03	Minor spelling error in the rule reference – should be breach in <u>height</u> , not 'high'

Appendix C – Recommended zoning changes around Commercial Centres

Appendix C – Recommended mapping changes to around Commercial Centres

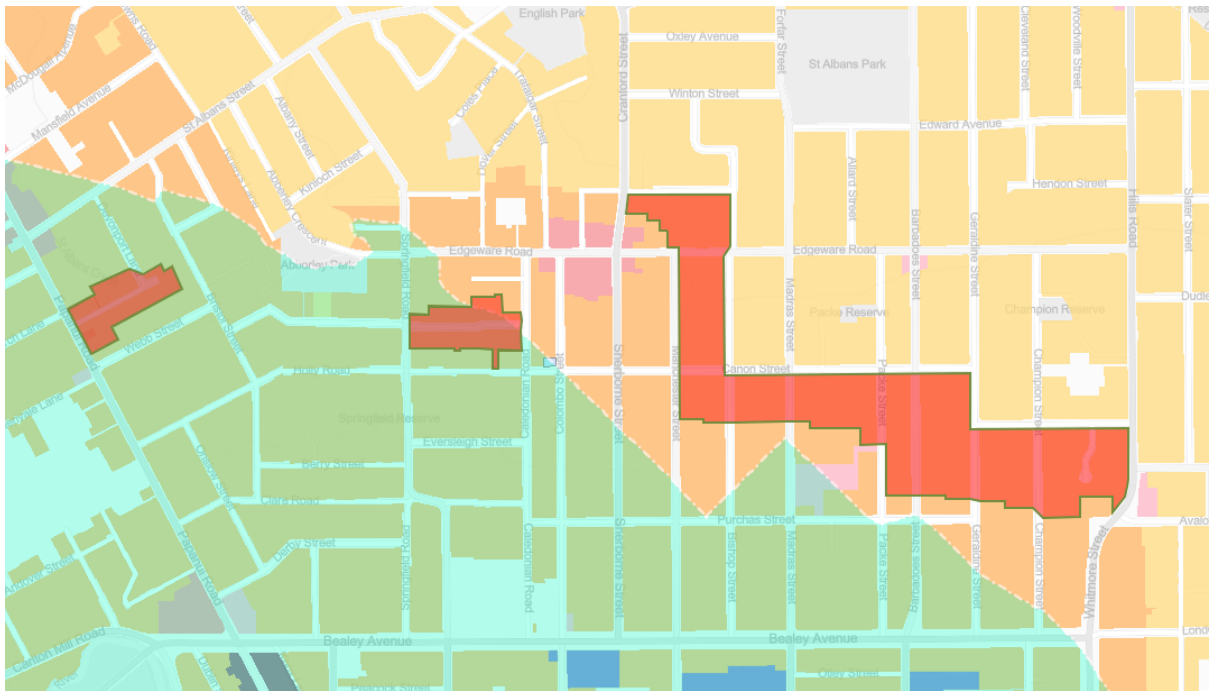
Central city:

Central City Residential Precinct (12-storeys):

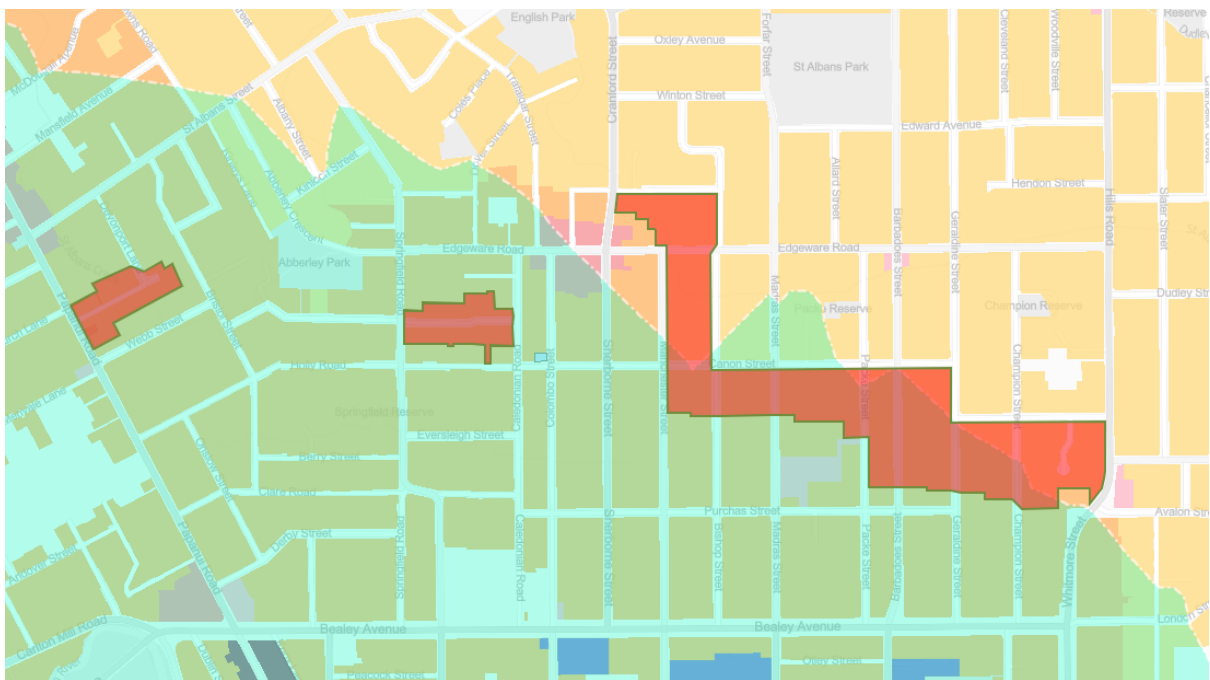


High Density Residential Zone extension:

Shown in red with green outline, showing 1.2km walking catchment.



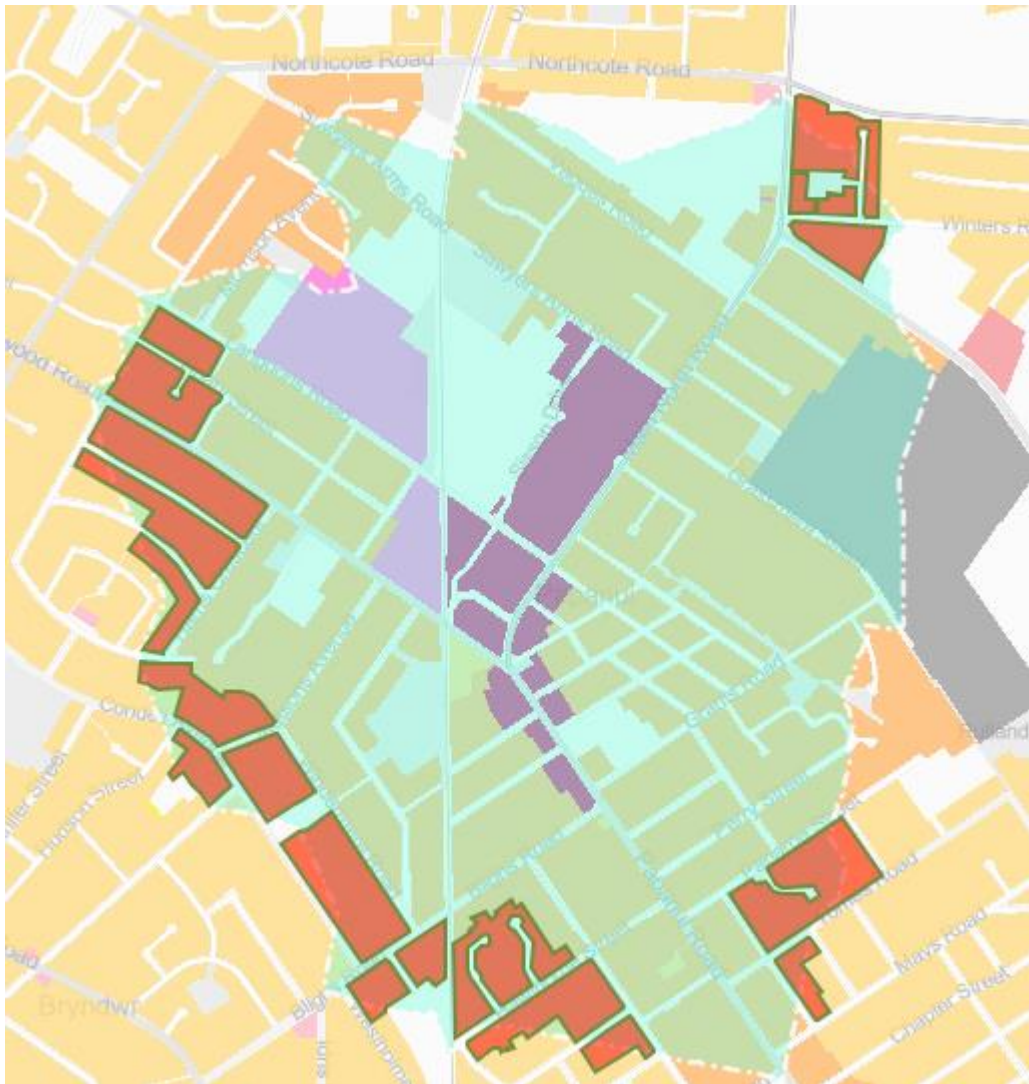
Below: HRZ shown in red with green outline, showing 1.5km walking catchment.



Large Town Centre Zone – HRZ Extensions

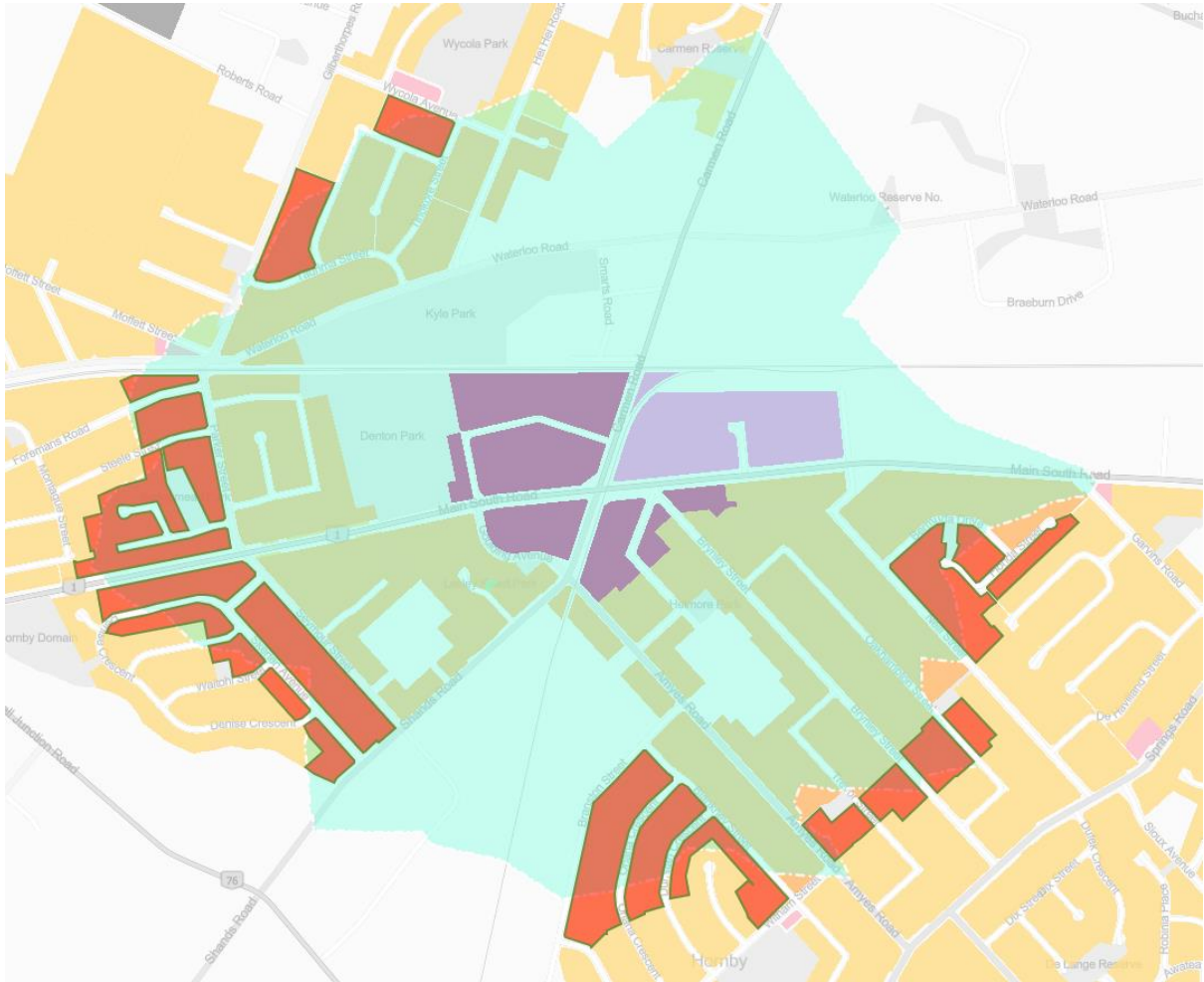
Papanui:

HRZ extensions shown in red with green outline, showing 800m walking catchment:



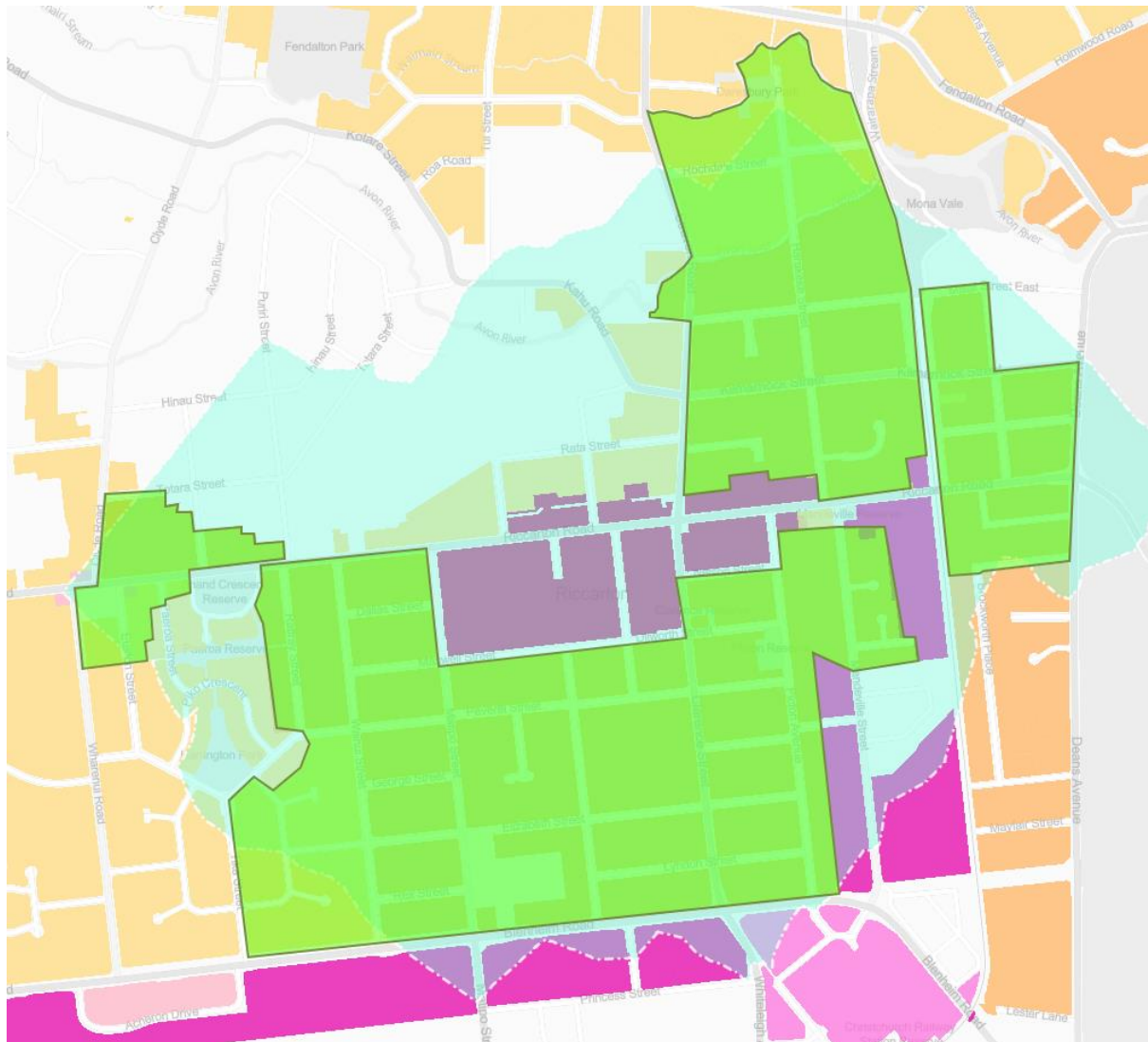
Hornby:

HRZ extensions shown in red with green outline, showing 800m walking catchment:

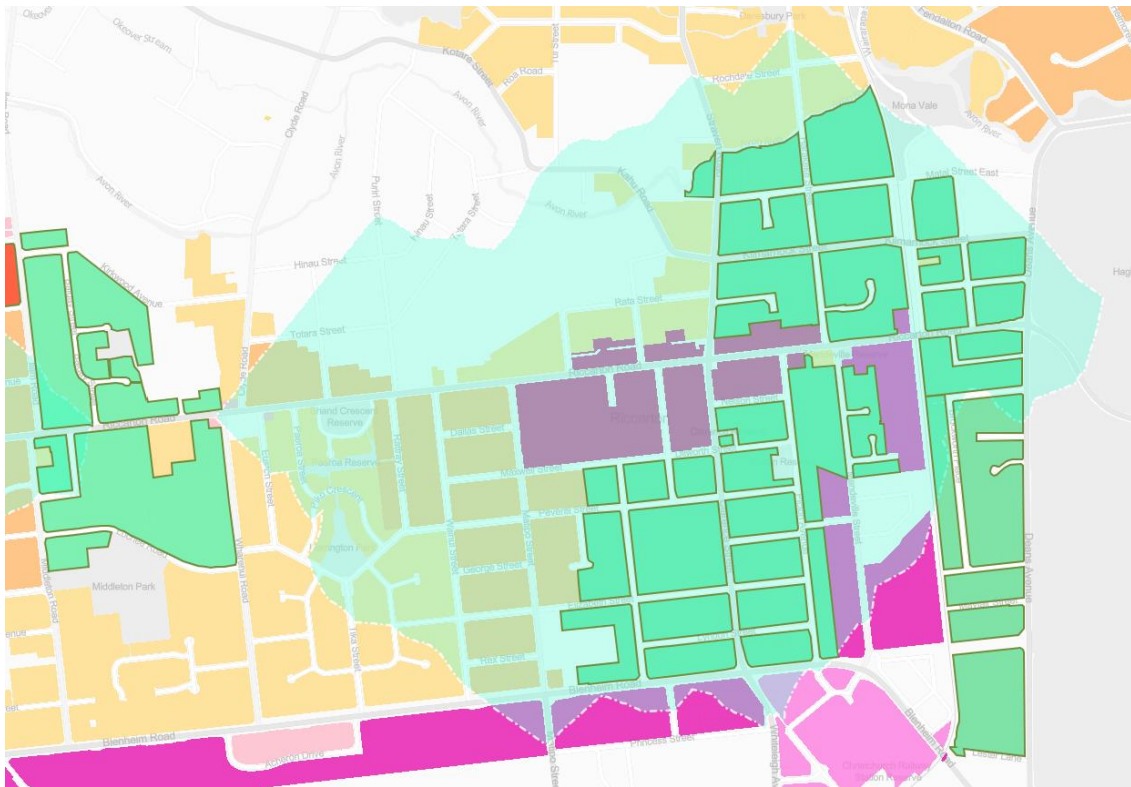


Riccarton:

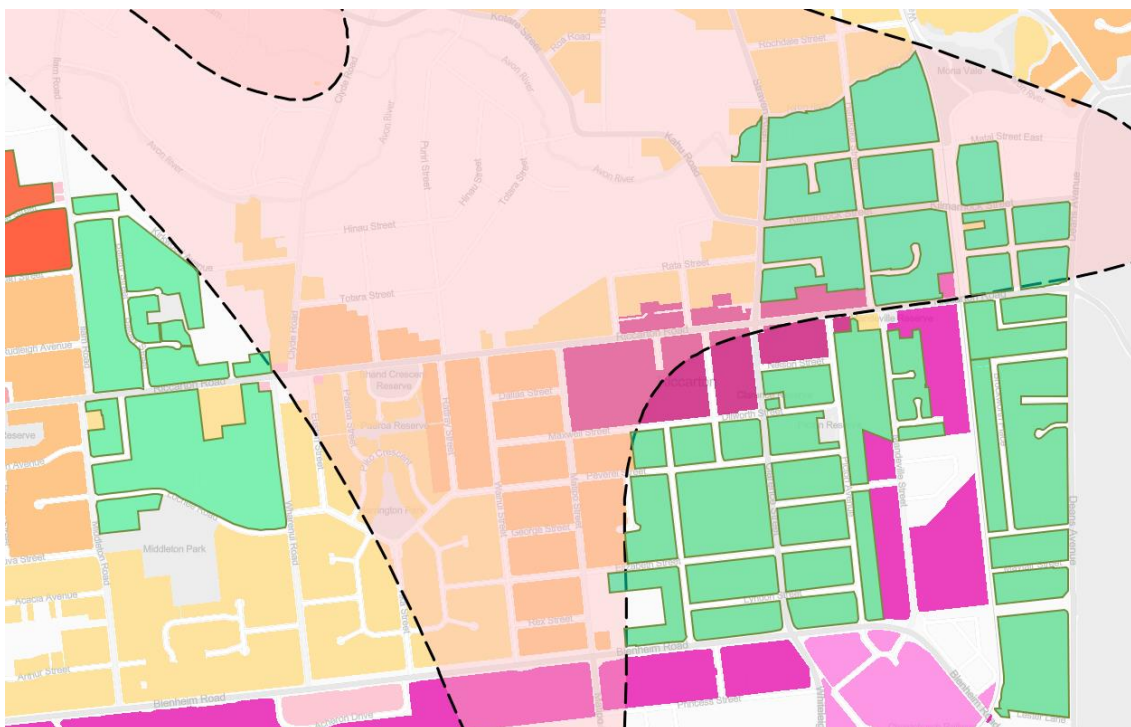
Full HRZ catchment shown in green, with 800m walking catchment:



Riccarton, with ANC option (please refer to s42A report):

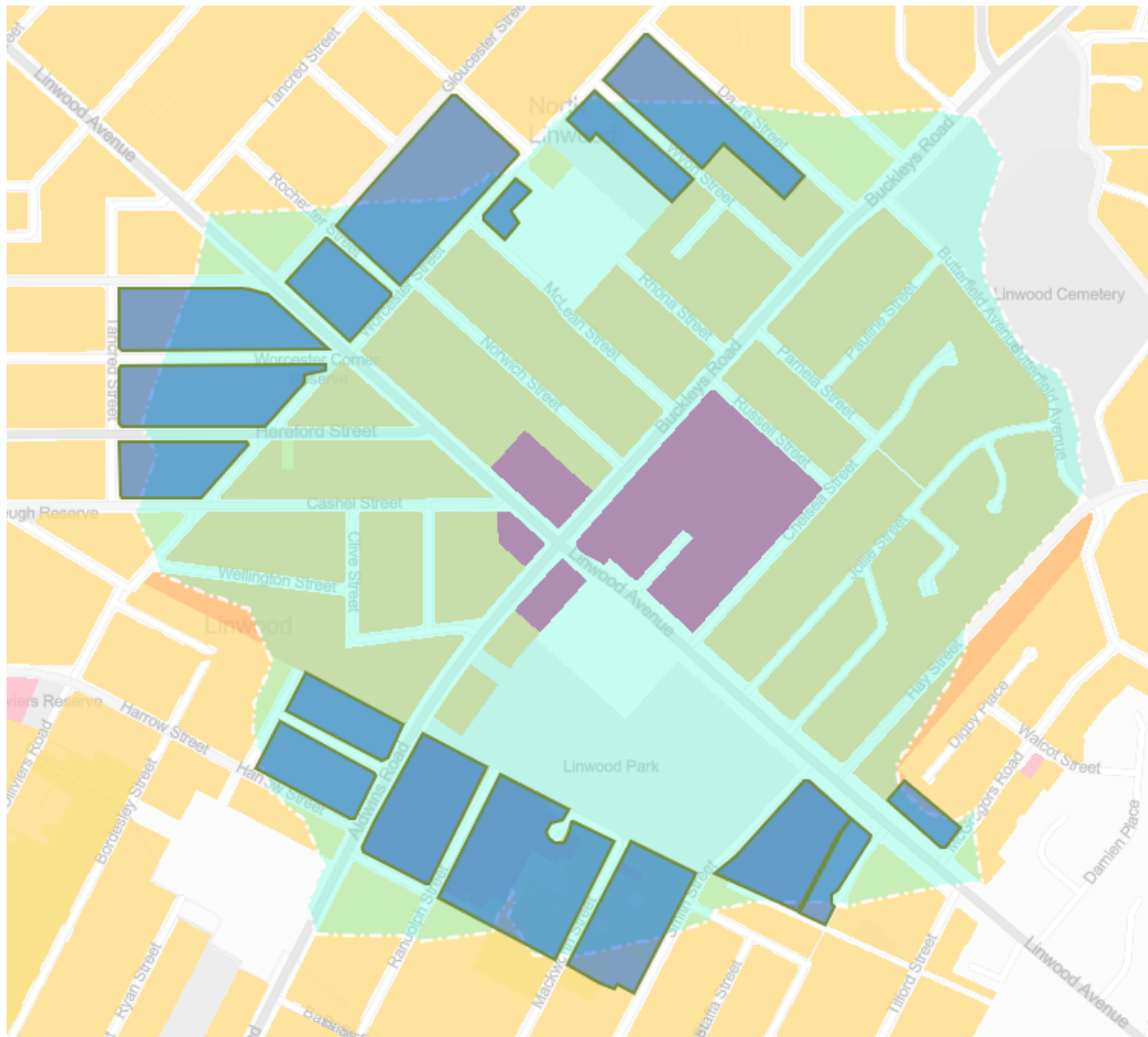


ANC option with ANC proposed contour:



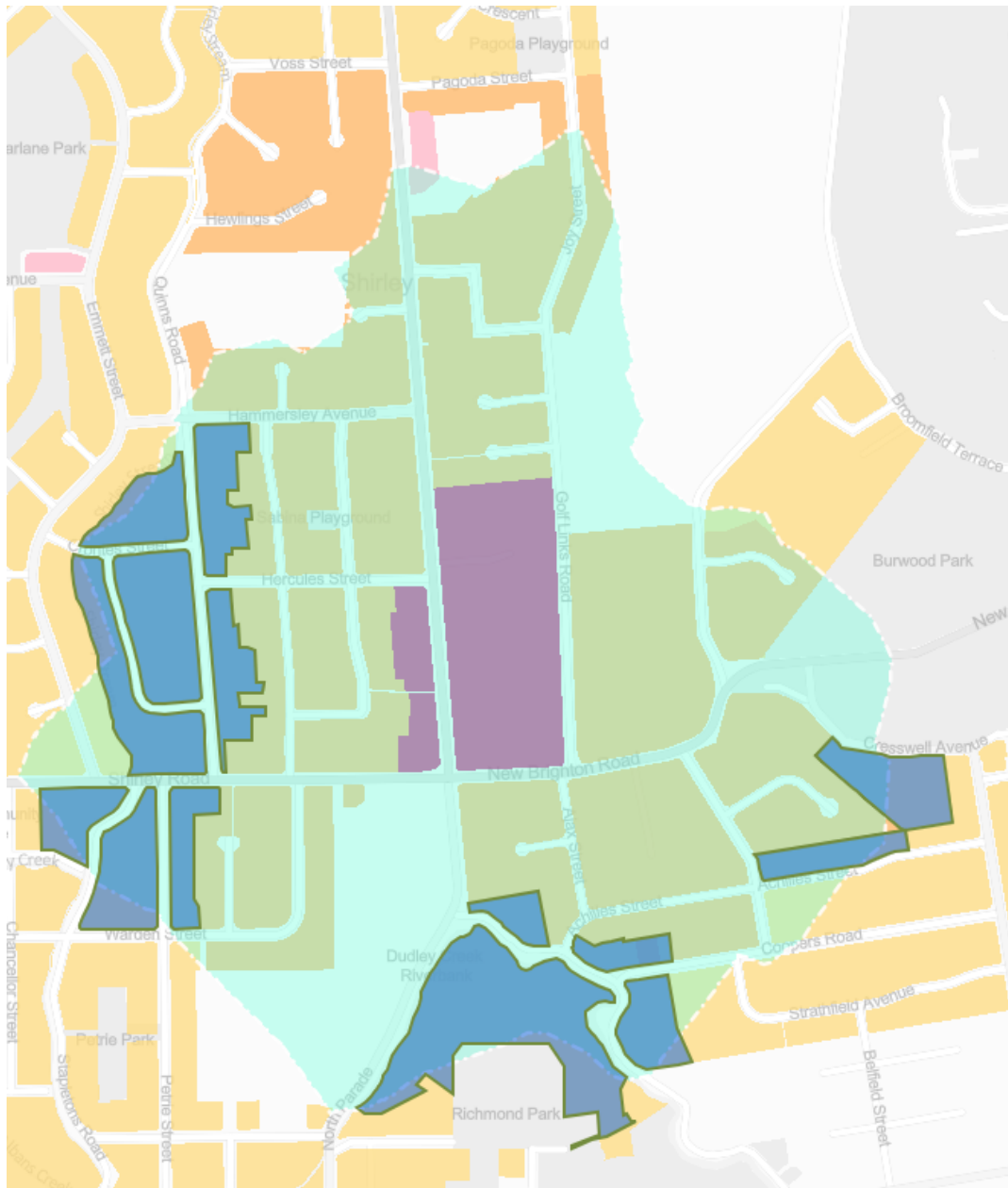
Linwood:

HRZ extension shown in blue, with 600m walking catchment:



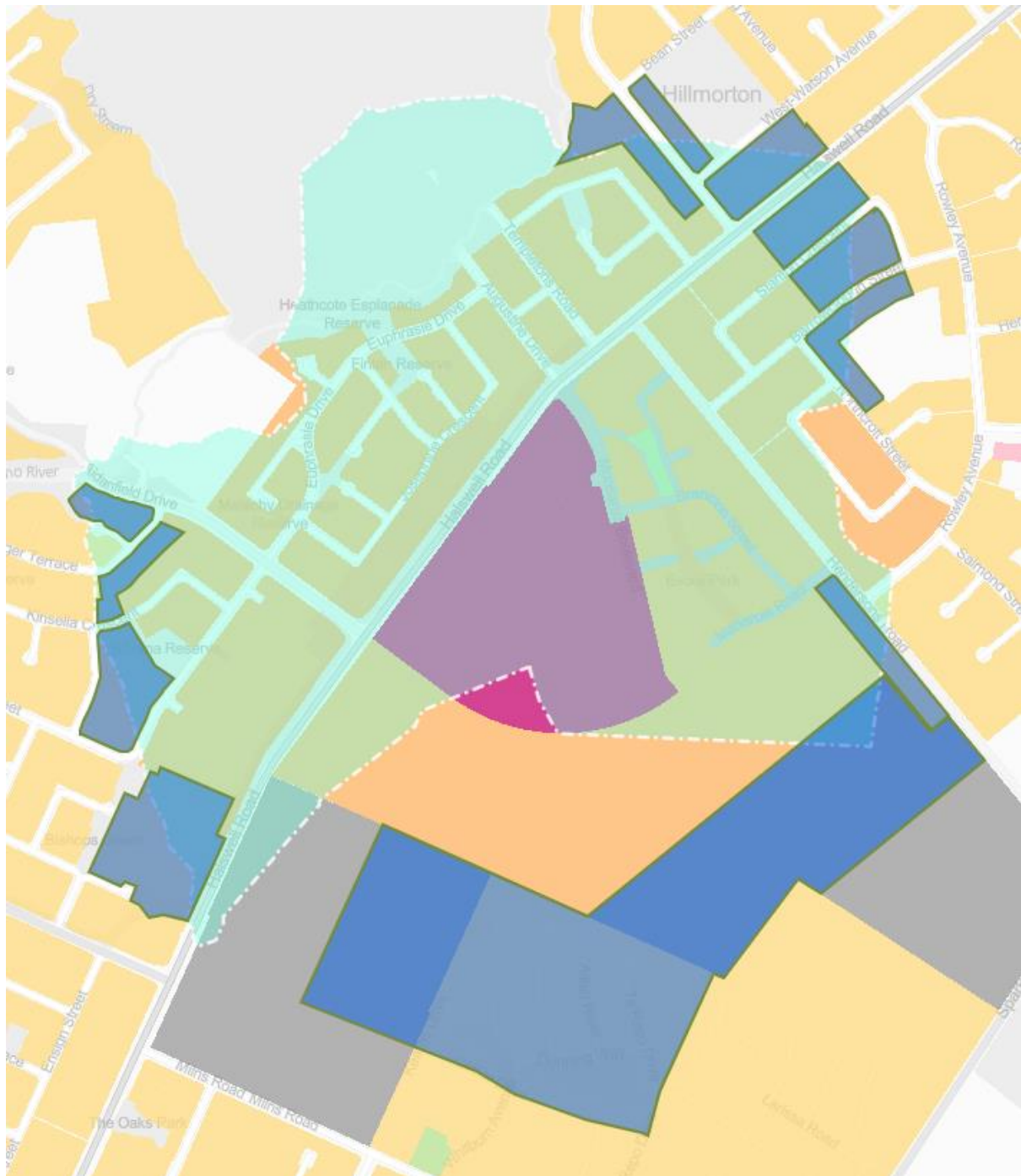
Shirley:

HRZ extension shown in blue, with 600m walking catchment:



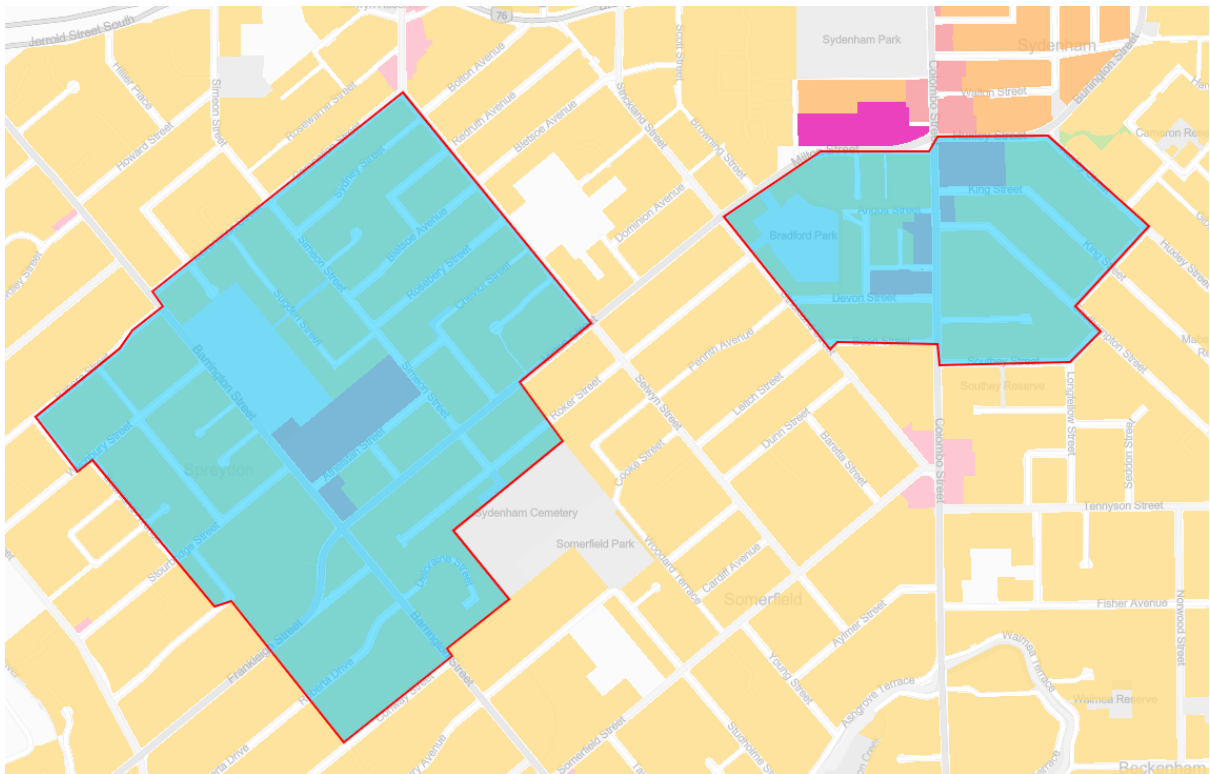
North Haswell:

HRZ extension shown in blue, with 600m walking catchment:

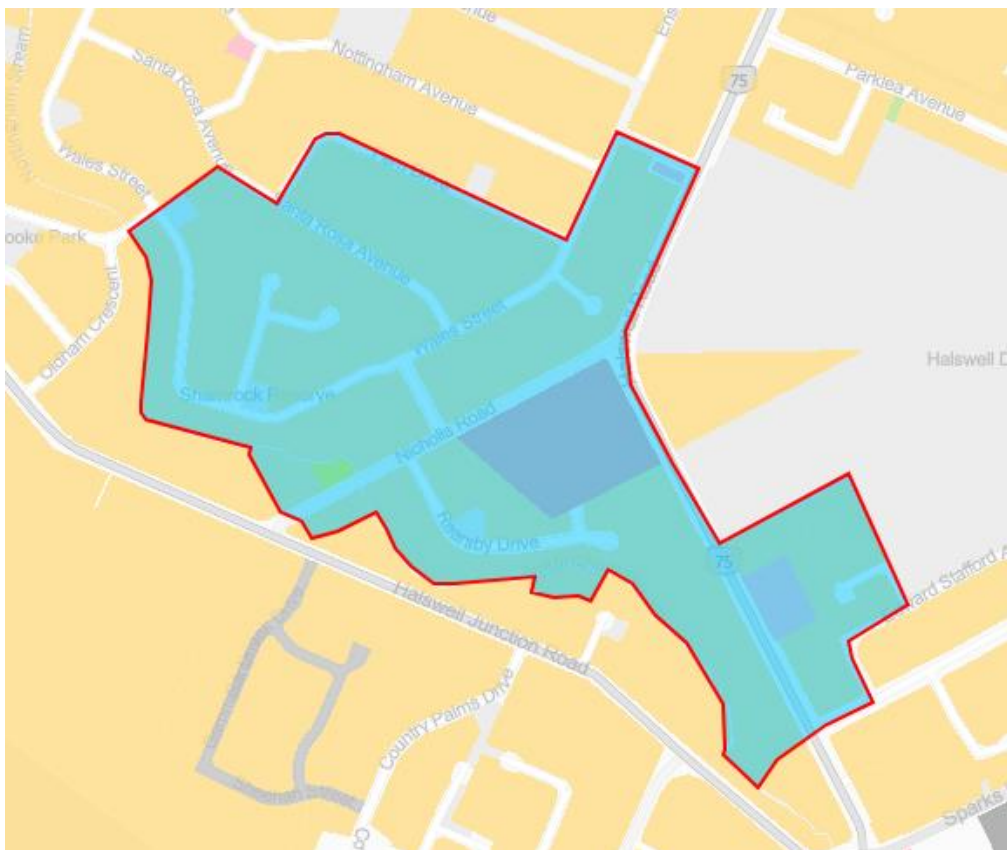


Medium Density Precinct extensions – Areas where the Local Centre Intensification Precinct:

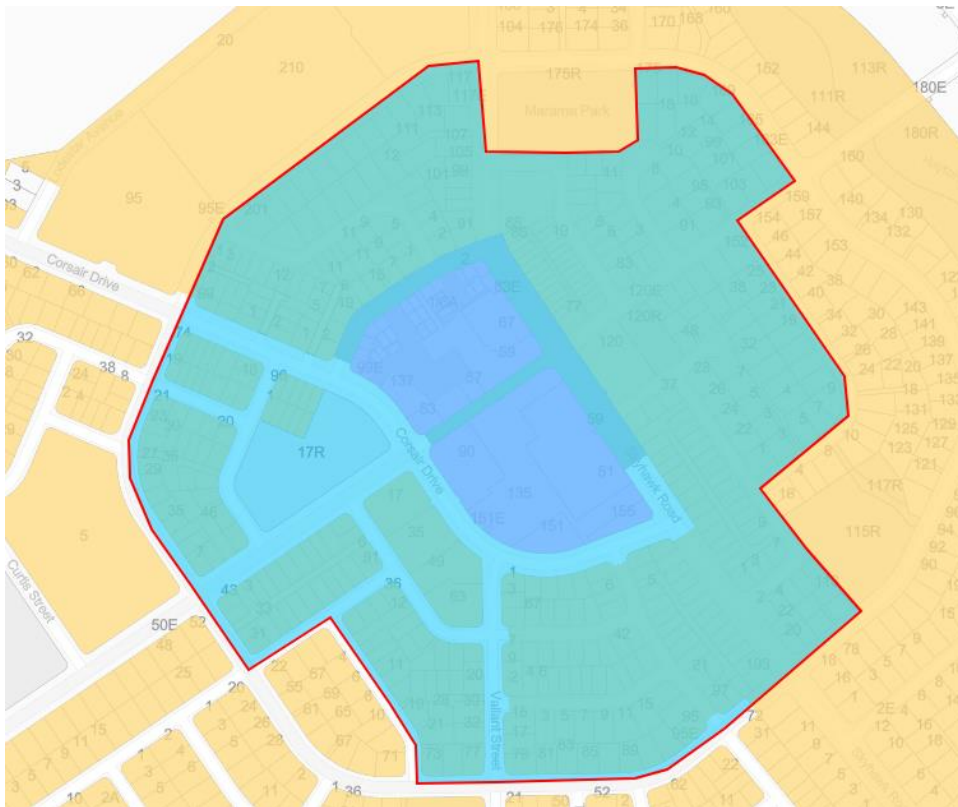
Barrington & Sydenham South local centres:



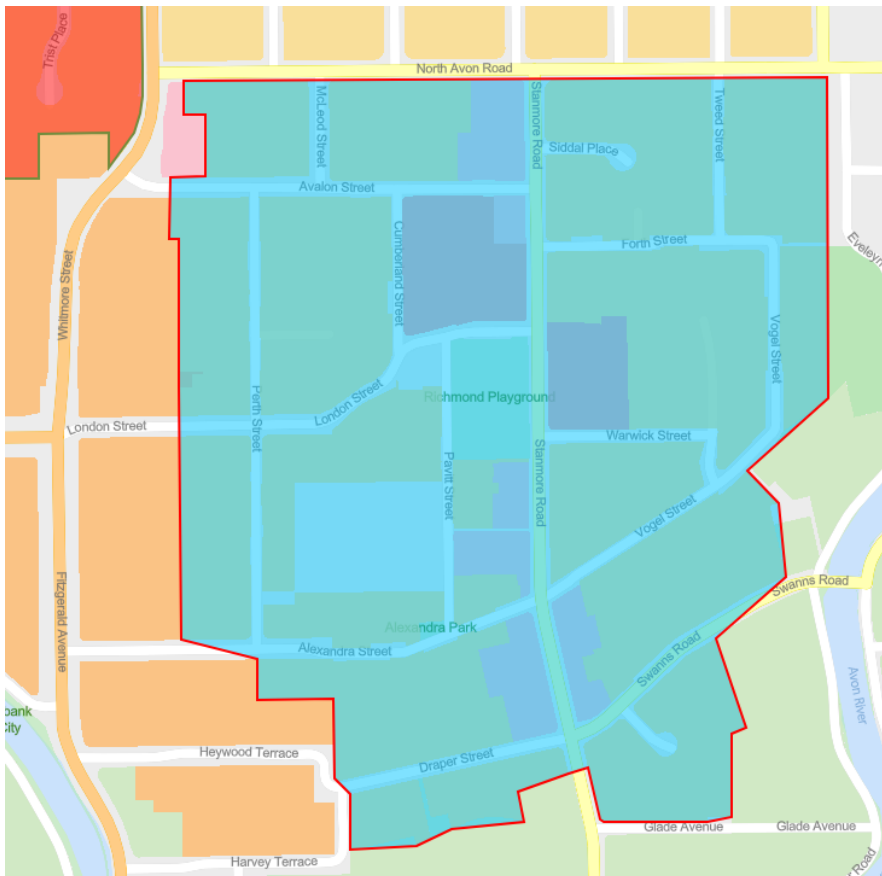
Halswell local centre:



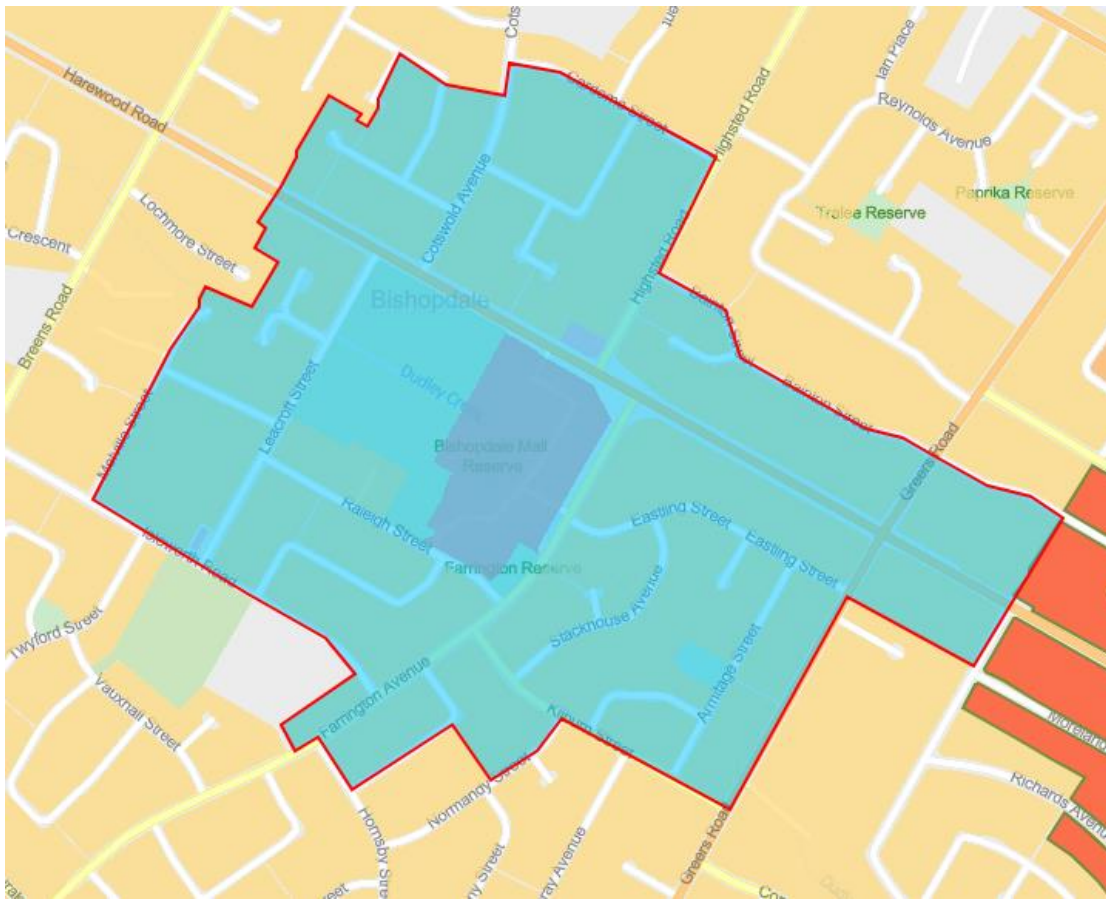
Wigram local centre:



Richmond:



Bishopdale local centre:



North west Belfast local centre:



Appendix D – MRZ-related zone requests and responses

No.	Name	Organisation	On Behalf Of	Category	Point No.	Support Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recommendation
826	Jo Appleyard for LMM Investments 2012 Limited	LMM Investments 2012 Limited		Planning Maps > MRZ Zoning	826.1	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]	Whisper Creek Golf Resort - 144 Turners Road - 165 Turners Road - 240 Spencerville Road	MRZ	Specific Purpose (Golf Resort)	Specific Purpose (Golf Resort)	Reject	This site is located outside of the urban environemnt and is considered out of scope for the plan change.
809	Anita Collie for Scenic Hotel Group Limited	Scenic Hotel Group Limited		Planning Maps > MRZ Zoning	809.4	Oppose	Rezone the site to provide for visitor accommodation and commercial activities, and any related and consequential changes to provisions of the District Plan (including the retention of any operative overlays). [Including] rezoning surrounding properties if this was considered necessary to assist the relief sought.	88 Papanui Road 96 Papanui Road 19 Holly Road	An alternative zone that provides for visitor accommodation and commercial activities	HRZ	88 Papanui Road - RMD with ACF Overlay 96 Papanui Road - RMD with ACF Overlay 19 Holly Road - RSDT	Reject in-part	Council has acknowledged the error made not to carryover the Accommodation and Community Services Overlay, submitting that this should be included within the HRZ framework and zoning. The site is a relevant residential zone and HRZ has been applied, being within a Policy 3 catchment. It is recommended that the zoning request is rejected.

36	Alana Harper			Planning Maps > MRZ Zoning	36.1	Oppose	Cashmere Hills should all stay as Residential Hills Zone or change to Future Urban Zone.		Residential Hills Zone or Future Urban Zone	MRZ		Reject	There are areas of Cashmere Hills where the current District Plan Residential Hills Zone is retained, where a qualifying matter applies such as Low Public Transport. For other areas of Cashmere Hills, these must apply the MDRS provisions in accordance with Policy 3 of the NPS UD.
463	David Pottinger			Planning Maps > MRZ Zoning	463.1	Oppose	Do not expand to 'hill areas' for Medium Density residential.		Unspecified.	MRZ		Reject	There are 'hill areas' where the current District Plan Residential Hills Zone is retained, where a qualifying matter applies such as Low Public Transport. For other 'hills areas' these must apply the MDRS provisions in accordance with Policy 3 of the NPS UD.
47	Laura Cary			Planning Maps > MRZ Zoning	47.3	Oppose	Oppose the introduction of the Medium Density Residential Zone.		Unspecified.	MRZ		Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3.

794	Greg Partridge			Planning Maps > MRZ Zoning	794.1	Seek Amendment	South Richmond should be exempt from the Housing Intensification [Plan Change].		Unspecified.	MRZ		Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3.
106	Karyn Butler			Planning Maps > MRZ Zoning	106.1	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.	The area between Watford Street and Papanui Road, Strowan, Christchurch.	MRZ	HRZ except 399 Papanui Road (MRZ)	RS	Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3. The HRZ applies in areas identified as within walkable catchments to centres. Greater intensification near centres achieve policy 1 of the NPS-UD.

255	William Bennett			Planning Maps > MRZ Zoning	255.2	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>	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are within walkable catchments to Merivale centre and therefore proposed to be HRZ. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 of the NPS-UD).
698	Ann-Mary & Andrew Benton			Planning Maps > MRZ Zoning	698.2	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>	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are within walkable catchments to Merivale centre and therefore proposed to be HRZ. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 of the NPS-UD).

272	Caitriona Cameron			Planning Maps > MRZ Zoning	272.11	Seek Amendment	"Ratray St should be included in the Medium Density Residential zone (i.e. included in the area south and west of the street)."	Ratray Street	MRZ	HRZ	RSMT	Reject	The Residential Heritage Interface Area qualifying matter than applies to Ratray Street, protects the significant heritage values of a Residential Heritage Area by managing residential development on adjacent sites in line with Plan Change 13 controls.
851	Robert Leonard Broughton			Planning Maps > MRZ Zoning	851.5	Seek Amendment	[A]ll areas referred to in WSP's Putaringamotu Riccarton Bush Heritage Landscape Review [known as the Kauri Cluster] (recommended for inclusion in the RBIA) should be limited to 2-storeys and remain Residential Suburban density. That specifically the area remain as currently zoned: Residential Suburban. Specifically in my case that the south side of Rata Street not be rezoned Medium Density	Kauri cluster bounded by Riccarton Bush (inc Kahu Rd and Titoki St) to the north, Kauri St to the west, the lane between the commercial and residential interface to the south, Straven Rd to the east.	RS	RS/MRZ/TCZ	RS	Reject	The Riccarton Bush Interface Area qualifying matter protects the heritage landscape of Riccarton Bush by limiting development within the overlay to 8m in height (two storeys). Areas beyond this a limited to medium density only (12m), rather than the 20m high density surrounds.

28	Alastair Grigg			Planning Maps > MRZ Zoning	28.5	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.	area at the eastern end of Rugby St, west of Papanui Rd	MRZ	HRZ	RMD	Reject	Rugby Street is within a walkable catchment of Papanui, and therefore proposed to be HRZ. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 of the NPS-UD).
252	Phil Ainsworth			Planning Maps > MRZ Zoning	252.3	Seek Amendment	[Do not have Medium and High Density Residential Zones in Hornby]		Unspecified.	MRZ		Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3.
277	Eriki Tamihana			Planning Maps > MRZ Zoning	277.1	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		MRZ			Partially accept	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3. Residential areas not proposed to be MRZ or HRZ are those where a qualifying matter applies.
647	Michael Palmer			Planning Maps > MRZ Zoning	647.1	Seek Amendment	[Limit extent of MRZ / intensification to the inner] suburbs surrounding the city centre including St Albans, Linwood, Philipstown, Addington and Merrivale.		Unspecified.			Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3.

216	Russell Wills			Planning Maps > MRZ Zoning	216.2	Seek Amendment	[No Medium Density Residential zone in Hornby]		Unspecified.			Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3.
708	Lauren Gibson			Planning Maps > MRZ Zoning	708.4	Oppose	[Opposes intensification plan change and in particular for 19a Russell Street]	19a Russell Street	Unspecified.	HRZ, w TCZ Precinct	RMD	Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3. Russell Street is identified within a walkable catchment to a centre zone, therefore is zoned HRZ. Greater intensification near centres supports a well-functioning urban environment (Policy 1 of the NPS-UD).
797	Zsuzsanna Hajnal			Planning Maps > MRZ Zoning	797.11	Seek Amendment	[R]econsider the zoning of the area from 157 to 193 Wainoni Road and beyond [from "Residential Suburban Zone".]	RS zoned land from 157 to 193 Wainoni Road and beyond	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes.
478	Mark Siddall			Planning Maps > MRZ Zoning	478.1	Seek Amendment	[R]estrict the MRZ to areas surrounding the CBD and suburban shopping areas.		Unspecified.			Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3.

801	Jean Turner			Planning Maps > MRZ Zoning	801.14	Seek Amendment	[R]ezone area with 800 metres of Pak n Save Wainoni, to "Medium Density Residential Zone"	Area within 800 metres of Pak n Save Wainoni, 172 Wainoni Rd	MRZ	RS / MRZ	RS	Accept in-part	The areas surrounding Pak n Save Wainoni (Local Centre Zone) are identified as within a Low Public Transport qualifying matter. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes.
797	Zsuzsanna Hajnal			Planning Maps > MRZ Zoning	797.10	Seek Amendment	[R]ezone the area between 135 to 185 Wainoni Road, and beyond, to "Medium Density Residential Zone" [from Residential Suburban Zone].	RS zoned land from 135 Wainoni Road - 193 Wainoni Road and beyond	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes.
801	Jean Turner			Planning Maps > MRZ Zoning	801.12	Seek Amendment	[R]ezone the area between 135 to 185 Wainoni Road, and beyond, to "Medium Density Residential Zone".	RS zoned land from 135 Wainoni Road - 185 Wainoni Road and beyond	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes.

801	Jean Turner			Planning Maps > MRZ Zoning	801.10	Seek Amendment	[R]ezezone the area from 157 to 193 Wainoni Road, and the surrounding area, to "Medium Density Residential Zone"	RS zoned land from 157 to 193 Wainoni Road, and the surrounding area	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes.
797	Zsuzsanna Hajnal			Planning Maps > MRZ Zoning	797.13	Seek Amendment	[R]ezezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone"	Residential Suburban area of Keyes Road	MRZ	RS	RS	Reject	Keyes Road is located within a Low PT qualifying matter as well as the Tsunami Management Area qualifying matter and therefore should retain RS zoning.
796	Justin Woods			Planning Maps > MRZ Zoning	796.11	Seek Amendment	[R]ezezone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone"	Residential Suburban area of Keyes Road	MRZ	RS	RS	Reject	Keyes Road is located within a Low PT qualifying matter as well as the Tsunami Management Area qualifying matter and therefore should retain RS zoning.

802	Anita Moir			Planning Maps > MRZ Zoning	802.16	Seek Amendment	[R]ezone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone"	Residential Suburban area of Keyes Road	MRZ	RS	RS	Reject	Keyes Road is located within a Low PT qualifying matter as well as the Tsunami Management Area qualifying matter and therefore should retain RS zoning.
801	Jean Turner			Planning Maps > MRZ Zoning	801.16	Seek Amendment	[R]ezone the Residential Suburban section of Keyes Road to "Medium Density Residential Zone."	Residential Suburban area of Keyes Road	MRZ	RS	RS	Reject	Keyes Road is located within a Low PT qualifying matter as well as the Tsunami Management Area qualifying matter and therefore should retain RS zoning.
797	Zsuzsanna Hajnal			Planning Maps > MRZ Zoning	797.12	Seek Amendment	[R]ezone this area from ~100 to ~300 Wainoni Road (and further afield), to "Medium Density Residential Zone".	approximately 100 Wainoni Road to approximately 300 Wainoni Road (and further afield)	MRZ	RS / NCZ	RS / CL	Reject	This area is within a Low Public Transport qualifying matter. The RS should remain to remain consistent with the surrounding zoning.

802	Anita Moir			Planning Maps > MRZ Zoning	802.13	Seek Amendment	[R]ezezone this area from ~100 to ~300 Wainoni Road (and further afield), to "Medium Density Residential Zone".	approximately 100 Wainoni Road to approximately 300 Wainoni Road (and further afield)	MRZ	RS / NCZ	RS / CL	Reject	This area is within a Low Public Transport qualifying matter. The RS should remain to remain consistent with the surrounding zoning.
802	Anita Moir			Planning Maps > MRZ Zoning	802.12	Seek Amendment	[R]ezezone this area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone"	RS zoned land from 135 to 185 Wainoni Road (and further afield)	MRZ	RS	RS	Reject	This area is within a Low Public Transport qualifying matter. The RS should remain to remain consistent with the surrounding zoning.

796	Justin Woods			Planning Maps > MRZ Zoning	796.8	Seek Amendment	[R]ezezone this area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" [from Residential Suburban Zone].	RS zoned land from 135 to 185 Wainoni Road (and further afield)	MRZ	RS
796	Justin Woods			Planning Maps > MRZ Zoning	796.9	Seek Amendment	[R]ezezone this area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" [from Residential Suburban Zone].	RS zoned land from 135 to 185 Wainoni Road (and further afield)	MRZ	RS

RS	Reject	This area is within a Low Public Transport qualifying matter. The RS should remain to remain consistent with the surrounding zoning.
RS	Reject	This area is within a Low Public Transport qualifying matter. The RS should remain to remain consistent with the surrounding zoning.

802	Anita Moir			Planning Maps > MRZ Zoning	802.10	Seek Amendment	[R]ezone this area from 157 to 193 Wainoni Road (and further afield), to "Medium Density Residential Zone"	RS zoned land from 157 to 193 Wainoni Road (and further afield)	MRZ	RS
796	Justin Woods			Planning Maps > MRZ Zoning	796.10	Seek Amendment	[R]ezone from ~100 to ~300 Wainoni Road (and further afield) to "Medium Density Residential Zone" [from Residential Suburban Zone].	RS zoned land from 100 Wainoni Road to approximately 300 Wainoni Road (and further afield)	MRZ	RS

RS	Reject	This area is within a Low Public Transport qualifying matter. The RS should remain to remain consistent with the surrounding zoning.
RS	Reject	This area is within a Low Public Transport qualifying matter. The RS should remain to remain consistent with the surrounding zoning.

239	Andrea Floyd			Planning Maps > MRZ Zoning	239.6	Seek Amendment	[Reduce extent of medium and high density residential zones]		Unspecified.			Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3.
465	Stuart Roberts			Planning Maps > MRZ Zoning	465.2	Seek Amendment	[Reduce extent of MRZ - limit to central city]		Unspecified.			Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3.
437	David Allan			Planning Maps > MRZ Zoning	437.1	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.		Unspecified.			Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3.
321	George Hooft			Planning Maps > MRZ Zoning	321.1	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.		Unspecified.			Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3.
667	Liz Oliver			Planning Maps > MRZ Zoning	667.1	Seek Amendment	[Reduce proposed extent of MRZ] The MRZ should be concentrated closer to commercial areas.		Unspecified.			Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3.

158	Susan Thomas			Planning Maps > MRZ Zoning	158.1	Seek Amendment	[Remove MRZ in Dallington]	Dallington area	Not stated	MRZ	RS	Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3.
316	Jo Jeffery			Planning Maps > MRZ Zoning	316.5	Oppose	[Remove MRZ] Keep the height change proposal within the four avenues until such a time that further housing is required outside of that.		Unspecified.			Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3.
321	George Hooft			Planning Maps > MRZ Zoning	321.2	Seek Amendment	[Retain existing residential zones, outside the four aves and other new designated areas]		Unspecified.			Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3.
471	Kem Wah Tan			Planning Maps > MRZ Zoning	471.22	Not Stated	[Retain operative plan zoning for postcode area 8053, including Aorangi Road]	Postcode area 8053	Mainly RS	Mainly MRZ	Mainly RS	Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3.
418	Zoe McLaren			Planning Maps > MRZ Zoning	418.4	Support	[Support[s] the changes to replace zones with medium/high density zones.					Accept	This support for MRZ as notified is noted.

677	Donna Kenton-Smith			Planning Maps > MRZ Zoning	677.1	Oppose	[Seeks removal of] intensification plans for Merivale[; and considers it] more sensible to restrict the area where taller buildings can be built.	Merivale area	Unspecified	HRZ	RMD	Reject	Parts of Merivale that are proposed to be zoned HRZ are located within walkable catchments to centres. Greater intensification near centres supports a well-functioning urban environment (Policy 1 of the NPS-UD).
530	Chris Wilison			Planning Maps > MRZ Zoning	530.3	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.	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are within walkable catchments to Merivale centre and therefore proposed to be HRZ. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 of the NPS-UD).

730	Geoff White for Gwynfa Ave Residents Association	Gwynfa Ave Residents Association		Planning Maps > MRZ Zoning	730.1	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.	Gwynfa Avenue (also other similar private hill lanes)	Exclude from intensification	MRZ	RH	Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3. Gwynfa Avenue adopts a Residential Hills Precinct, this precinct has a minimum lot size of 650m2 and adopts current Residential Hill Zone subdivision standards, including earthwork controls.
67	Rachel Davies			Planning Maps > MRZ Zoning	67.3	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.		Unspecified.			Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3.
318	Nicholas Latham			Planning Maps > MRZ Zoning	318.3	Seek Amendment	[Seeks] [l]ess restrictions on increasing housing, especially mixed zone areas Support[s] more housing, with an especially in the city centre		Unspecified.			Partially accept	The support for proposed zones as notified is noted.

726	Michele McKnight			Planning Maps > MRZ Zoning	726.3	Oppose	[Seeks] the council, to remove Gwynfa Ave and any other similiar streets on this hill from the medium density proposal	Gwynfa Avenue (also other similar private hill lanes)	Exclude from intensification	MRZ	RH	Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3. Gwynfa Avenue adopts a Residential Hills Precinct, this precinct has a minimum lot size of 650m2 and adopts current Residential Hill Zone subdivision standards, including earthwork controls.
564	Rachel Hu			Planning Maps > MRZ Zoning	564.1	Seek Amendment	[Standardise the MRZ and HRZ zones] e.g., choose for developers to have a clear guideline for 3-storeys or 6-storeys. Or at least make it more standard per suburb than every street block.		Unspecified			Reject in-part	The hierarchy of zones and mix of rules/standards in MRZ and HRZ is required, as per National Planning Standards and the application of MDRS and Policy 3. However, an opportunity does exist to better refine zone boundaries to provide a more logical zone boundary, where appropriate.

795	Andrew Stevenson			Planning Maps > MRZ Zoning	795.11	Seek Amendment	[T]hat CCC consider rezoning the area from 135 to 185 Wainoni Road and beyond to a "Medium Density Residential Zone".	RS zoned land from 135 to 185 Wainoni Road and beyond	MRZ	RS
795	Andrew Stevenson			Planning Maps > MRZ Zoning	795.10	Seek Amendment	[T]hat CCC rezone the area from 157 to 193 Wainoni Road, including the surrounding region, to a "Medium Density Residential Zone" [from Residential Suburban Zone].	RS zoned land from 157 to 193 Wainoni Road, including the surrounding region	MRZ	RS

RS	Accept in-part	This area is within a Low Public Transport QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes.
RS	Accept in-part	This area is within a Low Public Transport QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes. Areas within the Tsunami Management Area should remain RS.

795	Andrew Stevenson			Planning Maps > MRZ Zoning	795.13	Seek Amendment	[T]hat CCC rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone".	Residential Suburban area of Keyes Road	MRZ	RS	RS	Reject	Keyes Road is located within a Low PT qualifying matter as well as the Tsunami Management Area qualifying matter and therefore should retain RS zoning.
795	Andrew Stevenson			Planning Maps > MRZ Zoning	795.12	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".	approximately 100 Wainoni Road to approximately 300 Wainoni Road and beyond	MRZ	RS / NCZ	RS / CL	Accept in-part	This area is within a Low Public Transport QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes.

238	Prue Manji			Planning Maps > MRZ Zoning	238.1	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]	Watford Street, College Avenue, Uranga Avenue and Brenchley Avenue blocks	RS	MRZ	RS	Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3.
188	Tony Simons for Riccarton Bush - Kilmarnock Residents' Association	Riccarton Bush - Kilmarnock Residents' Association		Planning Maps > MRZ Zoning	188.25	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]	Kauri cluster bounded by Riccarton Bush (inc Kahu Rd and Titoki St) to the north, Kauri St to the west, the lane between the commercial and residential interface to the south, Straven Rd to the east.	RS	RS/MRZ/TCZ	RS	Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3.

188	Tony Simons for Riccarton Bush - Kilmarnock Residents' Association	Riccarton Bush - Kilmarnock Residents' Association		Planning Maps > MRZ Zoning	188.8	Seek Amendment	[That all sites located within the Riccarton Bush Interface Area, + the Kauri cluster (Kauri St, Rata St, Titoki St, and Rimu St + the north side of Rata St and the west side of Rimu St extending to Straven Road) are zoned Residential Suburban instead of MRZ]	Kauri cluster bounded by Riccarton Bush (inc Kahu Rd and Titoki St) to the north, Kauri St to the west, the lane between the commercial and residential interface to the south, Straven Rd to the east.	RS	RS/MRZ/TCZ	RS	Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3.
340	Kirsten Templeton			Planning Maps > MRZ Zoning	340.4	Seek Amendment	[That Avonhead is not zoned Medium Density Residential]	Avonhead area	Not stated	MRZ	RS	Reject	Council is required to give effect to s77G of the Act and apply MDRS across all relevant residential zones and Policy 3.
430	Tracey Berry			Planning Maps > MRZ Zoning	430.4	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]	Avonhead area including Westall Lane	MRZ	RS / RuUF	RS / RuUF	Reject	Rezoning requests from rural zones to residential zones is out of scope of this plan change - as it does not give effect to Policy 3 of the NPS UD. Evidence by Ms Oliver recommends that operative zoning beneath the Airport Noise Contour is maintain, where currently Residential Suburban under the operative Plan.

701	Ian McChesney			Planning Maps > MRZ Zoning	701.13	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).	Rattray Street	MRZ	HRZ	RS/DT	Reject	The Residential Heritage Interface Area applies to the west side of Rattray Street which protects the significant heritage values of a Residential Heritage Area by managing residential development on adjacent sites in line with Plan Change 13 controls.
905	Declan Bransfield			Planning Maps > MRZ Zoning	905.3	Seek Amendment	[That that area north of Riccarton Road and west of Straven Road be zoned HRZ instead of MRZ]	North of Riccarton Road, west of Straven Road	HRZ	RS/MRZ/TCZ	RS/CC	Reject	This area is adjacent to the Riccarton Bush Interface Area which protects the heritage landscape of Riccarton Bush by limiting development within the overlay to 8m in height (two storeys). Areas beyond this a limited to medium density only (12m), rather than the 20m high density surrounds
585	Nick Brown			Planning Maps > MRZ Zoning	585.1	Seek Amendment	[That the area of Strowan between] Heaton Street/Innes Road and Blighs Road [be zoned MRZ instead of HRZ]	Area between Heaton Street/Innes Road and Blighs Road zoned HRZ	MRZ	HRZ	RS	Reject	This area is within a walkable catchment to centres, and therefore is zoned HRZ. Greater intensification near centres supports a well-functioning urban environment (Policy 1 of NPS UD).

803	Tamsin Woods			Planning Maps > MRZ Zoning	803.10	Seek Amendment	[That the] area from 135 to 185 Wainoni Road [157-193 Wainoni Road and 100-300 Wainoni Road] (and further afield) [is zoned] "Medium Density Residential Zone" [instead of Residential Suburban]	RS zoned land from 135 to 185 Wainoni Road, 157-193 Wainoni Road, and 100-300 Wainoni Road (shaded in red within image) and further afield [encircled area]	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes.
902	Helen Broughton for Waipuna Halswell-Hornby-Riccarton Community Board	Waipuna Halswell-Hornby-Riccarton Community Board		Planning Maps > MRZ Zoning	902.31	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].	Area surrounding Riccarton Bush: 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].	RS	RS/MRZ	RS/RMD	Reject	The Riccarton Bush Interface Area QM protects the heritage area through applying a lower height limit and zoning beyond this area to MRZ, not HRZ.

902	Helen Broughton for Waipuna Halswell-Hornby-Riccarton Community Board	Waipuna Halswell-Hornby-Riccarton Community Board		Planning Maps > MRZ Zoning	902.28	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].	HRZ area bounded by Matai Street East to the north, Deans Avenue to the east, Blenheim Road to the south, and the railway to the west.	MRZ	HRZ	RMD	Reject	This area is within a walkable catchment to centres. Greater intensification near centres supports well-functioning urban environment (Policy 1 of NPS-UD).
810	Anita Collie for Regulus Property Investments Limited	Regulus Property Investments Limited		Planning Maps > MRZ Zoning	810.2	Seek Amendment	[That the property] located at 149 Waimairi Road and surrounding properties are rezoned to High Density Residential [instead of Medium Density Residential]	149 Waimairi Road and surrounding properties	HRZ	MRZ	RS	Reject	This area is not identified as being within a walkable catchment to a centre zone.

480	Selma Claridge			Planning Maps > MRZ Zoning	480.2	Seek Amendment	[That] Harris Crescent [Papanui, retains its operative zoning instead of Medium Density Residential]	Harris Crescent, Papanui	RS	HRZ	RS	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
335	Lorraine Wilmshurst			Planning Maps > MRZ Zoning	335.5	Seek Amendment	[That] suburban areas [are not zoned] Medium Density Residential		RS	MRZ	RS	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
390	Mike Singleton			Planning Maps > MRZ Zoning	390.3	Seek Amendment	[That] the area between Deans Ave and the Railway [is zoned] Medium Density Residential [instead of] High Density Residential.	Area between Deans Ave and the Railway	MRZ	HRZ	RMD	Reject	This area is within a walkable catchment to centres. Greater intensification near centres supports well-functioning urban environment (Policy 1 of NPS-UD).

898	Denis McMurtrie			Planning Maps > MRZ Zoning	898.3	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].	Residential area South and East of Main North Road [Paparoa Street / Strowan]	RS	HRZ/MRZ	RMD/RS	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. The areas zoned HRZ are within a walkable catchment to centres. Greater intensification near centres supports well-functioning urban environment (Policy 1 of NPS-UD).
891	Alan John David Gillies			Planning Maps > MRZ Zoning	891.2	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.	HRZ area from Normans Road to Blighs Road	MRZ	HRZ except 399 Papanui Rd (MRZ)	RS	Reject	The area proposed to be HRZ from Normans Road to Blighs Road is identified as being within a walkable catchment to Papanui or Merivale centres. Greater intensification near centres supports a well-functioning urban environment (Policy 1 of NPS-UD).

388	Sally Elford for M.I.I.G Limited	M.I.I.G Limited		Planning Maps > MRZ Zoning	388.2	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)	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 [80 Mairehau Road - property shaded in purple in image]	MRZ	RuUF	RuUF	Reject	The scope of Plan Change 14 is limited to giving affect to Policy 3 of the NPS-UD and apply MDRS in relevant residential zones. As this rezoning request is not for enabling building heights of density in an applicable Policy 3 centre, it is out of scope of the plan change pursuant to Section 77G of the RMA. In addition, this area is surrounded by MRZ which has a Low PT overlay and Waste water constraints overlay.
446	Sarah Lovell			Planning Maps > MRZ Zoning	446.2	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					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. Greater intensification near centres supports well-functioning urban environment (Policy 1 of NPS-UD).

165	Catherine & Peter Baddeley			Planning Maps > MRZ Zoning	165.3	Seek Amendment	[That] he area consisting of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) [be zoned MRZ instead of HRZ]	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are within walkable catchments to Merivale centre and therefore proposed to be HRZ. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 of hte NPS-UD).
681	Andrew McCarthy			Planning Maps > MRZ Zoning	681.4	Seek Amendment	[That] the entire existing Residential Hills Zone is [zoned] MDRZ (Residential Hills Precinct).		MRZ	RH		Accept in-part	This area is within a Low Public Transport QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes.
885	Peter Dyhrberg			Planning Maps > MRZ Zoning	885.2	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.	HRZ area north of Armagh Street, between Fitzgerald Avenue to the East and Madras Street to the West	MRZ	HRZ	RCC	Reject	Armagh Street is located within a walkable catchment to the city centre. Greater intensification near centres supports a well-functioning urban environment (Policy 1 of NPS-UD).

869	Dawn E Smithson			Planning Maps > MRZ Zoning	869.2	Seek Amendment	[That] the eastern blocks of Strowan from Normans Road to Blighs Road [be zoned MRZ instead of HRZ]	HRZ area from Normans Road to Blighs Road	MRZ	HRZ except 399 Papanui Rd (MRZ)	RS	Reject	Areas in Strowan which are proposed to be HRZ are located within walkable catchments to centres. Greater intensification near centres supports a well-functioning urban environment (Policy 1 of NPS-UD).
281	Mary Crowe			Planning Maps > MRZ Zoning	281.3	Seek Amendment	1. Amend the zoning of Hurley Street from High to Medium density.	Hurley Street	MRZ	HRZ	RCC	Reject	Hurley Street is located within a walkable catchment to the city centre. Greater intensification near centres supports a well-functioning urban environment (Policy 1 of NPS-UD).

192	Nan Xu			Planning Maps > MRZ Zoning	192.1	Seek Amendment	147A Yaldhurst Rd, Uper Riccarton, Christchurch. 8042 and 147B Yaldhurst Rd, Uper Riccarton, Christchurch. 8042 should be Medium Density Residential Zone.	147A and 147B Yaldhurst Road	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes.
102	Zhijian Wang			Planning Maps > MRZ Zoning	102.3	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</p>		Unspecified			Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. Greater intensification near centres supports well-functioning urban environment (Policy 1 of NPS-UD).

419	James Thomas			Planning Maps > MRZ Zoning	419.1	Seek Amendment	Allow further intensification on the Port Hills		Unspecified			Accept in-part	This area is within a Low Public Transport QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes.
8	Graham Thompson			Planning Maps > MRZ Zoning	8.1	Seek Amendment	Amend proposed Medium Residential zone across the city to exempt cul-de-sacs and narrow accessways from zone.		Unspecified			Reject	Cul-de-sacs and narrow accessways is not a qualifying matter that could preclude areas from having MDRS applied. Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
711	Andrea Williams			Planning Maps > MRZ Zoning	711.1	Oppose	Amend residential zoning in Hornby from HDZ and MDZ to RS.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. Areas in Hornby which are proposed to be HRZ are identified as being location to centres. CGreater intensification near centres supports well-functioning urban environment (Policy 1 of NPS-UD).
220	Martin Snelson			Planning Maps > MRZ Zoning	220.1	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		Unspecified	MRZ	RNN	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
221	Cynthia Snelson			Planning Maps > MRZ Zoning	221.1	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		Unspecified	MRZ	RNN	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.

77	Richard McLaughlin			Planning Maps > MRZ Zoning	77.1	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.	Area surrounded by Watford Street, Normans Road, Halton Street, and Hawthorne Street	MRZ	HRZ	RS	Reject	Areas of Strowan that are proposed to be HRZ are located within walkable catchments of centres. Greater intensification near centres supports a well-functioning urban environment (Policy 1 of NPS-UD).
850	Hamish Wright for Crichton Development Group Limited	Crichton Development Group Limited		Planning Maps > MRZ Zoning	850.2	Seek Amendment	Amend the planning maps to rezone the properties at 5-19 John Paterson Drive and 451 Halswell Junction Road as MRZ.	5, 9, 15, 19 John Paterson Drive and 451 Halswell Junction Road	MRZ	RuUF with respective designations	RuUF 5 & 19 John Paterson Drive and 451 Halswell Junction Road with NZTA Future Works designation	Reject	The scope of Plan Change 14 is limited to giving affect to Policy 3 of the NPS-UD and apply MDRS in relevant residential zones. As this rezoning request is not for enabling building heights of density in an applicable Policy 3 centre, it is out of scope of the plan change pursuant to Section 77G of the RMA.

111	Andrew Butler			Planning Maps > MRZ Zoning	111.1	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	HRZ area parallel to Papanui Road up to Strowan	MRZ	HRZ	RS	Reject	This area of Strowan is located within a walkable catchment to centres. Greater intensification near centres supports a well-functioning urban environment (Policy 1 of NPS-UD).
69	John Campbell			Planning Maps > MRZ Zoning	69.1	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.	South of Rata Street and Kauri Street	MRZ	MRZ	RS	Accept	The notified zoning of the area south of Rata Street and Kauri Street is for MRZ.
114	Connor McIver			Planning Maps > MRZ Zoning	114.3	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.		Unspecified			Partially accept	The walkable catchments are determined by distance. Some increases to the walkable catchment distances are recommended.

86	Melissa and Scott Alman			Planning Maps > MRZ Zoning	86.2	Seek Amendment	Amend the zoning of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) from High Density Residential to Medium Density Residential	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are within walkable catchments to Merivale centre and therefore proposed to be HRZ. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 of the NPS-UD).
668	Keri Murison			Planning Maps > MRZ Zoning	668.2	Seek Amendment	Amend the zoning of Strowan from HRZ to MRZ	Strowan area	MRZ	HRZ	RS	Reject	This area of Strowan is located within a walkable catchment to centres. Greater intensification near centres supports a well-functioning urban environment (Policy 1 of NPS-UD).
62	Thomas Calder			Planning Maps > MRZ Zoning	62.2	Seek Amendment	Amend zoning of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) from High Density Residential to Medium Density Residential.	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are within walkable catchments to Merivale centre and therefore proposed to be HRZ. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 of the NPS-UD).

107	Heather Woods			Planning Maps > MRZ Zoning	107.30	Seek Amendment	Amend zoning of this area from ~100 to ~300 Wainoni Road (and further afield), to "Medium Density Residential Zone" because it is close to all required amenities - closer than many other areas that are already "Medium Density Residential Zone".	approximately 100 Wainoni Road to approximately 300 Wainoni Road (and further afield)	MRZ	RS / NCZ	RS / CL	Accept in-part	This area is within a Low Public Transport QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes. Areas within the Tsunami Management Area should remain RS.
737	Christian Jordan			Planning Maps > MRZ Zoning	737.1	Seek Amendment	Apply MDRS zone across all areas of the City.		MRZ			Reject	A range of MRZ and HRZ is applied across Christchurch as required by Policy 3 of the NPS-UD. Other areas are subject to qualifying matters which are necessary to manage development due to constraints.
121	Cameron Matthews			Planning Maps > MRZ Zoning	121.46	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).	MRZ near Sydenham South commercial area	HRZ	MRZ	RMD	Reject	Areas zoned MRZ in Sydenham are not identified as being within walkable catchments of main centres, therefore MRZ is most appropriate zoning.

155	Trudi Bishop			Planning Maps > MRZ Zoning	155.4	Oppose	Beckenham should be removed from the medium residential zone	MRZ within Beckenham area	Not stated	MRZ	RS	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. It is noted that a large part of this area is within the proposed Beckenham Loop Residential Character Area.	
901	John Hudson			Planning Maps > MRZ Zoning	901.10	Oppose	CCC PLAN CHANGE 14 to alter the NP-SUD. MY thoughts are mainly regarding the MDRS to replace the RS zones. I d[D]o not agree with the MDRS zone replacing the current RS zones and I d[d]on't agree with certain aspects of plan change 14 and reasons and discussion follow. The CCC has excellent plans for the future growth of Christchurch and the mandated MDRS rules are a huge step backwards. Under MDRS intensification can take place much further out from the CBD. It will be totally detrimental to the intensification of the CBD using existing building zone rules.						Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 of hte NPS-UD).

901	John Hudson			Planning Maps > MRZ Zoning	901.8	Oppose	CCC PLAN CHANGE 14 to alter the NP-SUD. MY thoughts are mainly regarding the MDRS to replace the RS zones. I d[D]o not agree with the MDRS zone replacing the current RS zones and I d[d]on't agree with certain aspects of plan change 14 and reasons and discussion follow. The CCC has excellent plans for the future growth of Christchurch and the mandated MDRS rules are a huge step backwards. Under MDRS intensification can take place much further out from the CBD. It will be totally detrimental to the intensification of the CBD using existing building zone rules.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 of the NPS-UD).
485	John Buckler			Planning Maps > MRZ Zoning	485.1	Seek Amendment	Change 45 St. Albans Street to a Medium Density Residential zone or preserve current sunlight.	45 St Albans Street	MRZ	HRZ	RMD	Reject	St Albans is located within a walkable catchment to a centre zone. Greater intensification near centres supports a well-functioning urban environment (Policy 1 of NPS-UD).
121	Cameron Matthews			Planning Maps > MRZ Zoning	121.36	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).	Area around Addington Centre and Addington area zoned MUZ	HRZ	MRZ	RMD	Reject	The Addington Centre does not meet the criteria for further intensification under Policy 3(d) of the NPS-UD.

535	PRUDENCE MORRALL			Planning Maps > MRZ Zoning	535.2	Oppose	Change MRZ to not apply to Therese Street	Therese Street	Not stated	MRZ	RSDT	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
901	John Hudson			Planning Maps > MRZ Zoning	901.14	Seek Amendment	Change Watford St from HRZ to MRZ	HRZ zoned properties along Watford Street, Papanui	MRZ	HRZ	RS	Reject	This area of Watford Street is located within a walkable catchment of centres. Greater intensification near centres supports a well-functioning urban environment (Policy 1 of NPS-UD).

40	Steven & Diana Marshall			Planning Maps > MRZ Zoning	40.1	Seek Amendment	Change zoning of Helmores Lane/ Desmond Street/ Rhodes St (from Helmores to Rossall) from High Density Residential to Medium Density Residential	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Strete and Rhodes Street are located within walkable catchments to centres. Greater intensification -near centres supports a well-functioning urban environment (Policy 1 of NPS-UD).
1052	Bradley Nicolson for Oxford Terrace Baptist Church on behalf of Oxford Terrace Baptist Church	Oxford Terrace Baptist Church	Oxford Terrace Baptist Church	Planning Maps > MRZ Zoning	1052.1	Seek Amendment	Clarify whether the site at 288 Oxford Terrace is HRZ or MRZ, it is currently shown as split zoning.	288 Oxford Terrace	Not stated	HRZ & MRZ	RCC	Partially accept	This site should be all zoned HRZ to avoid split zoning of the site as it is located within a walkable catchment of a centre.

800	Ramon Gelonch Roca			Planning Maps > MRZ Zoning	800.10	Seek Amendment	Consider rezoning the area from 157 to 193 Wainoni Road, and surrounding areas, to the "Medium Density Residential Zone" [from Residential Suburban Zone].	RS zoned land from 157 to 193 Wainoni Road, and surrounding areas	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes. Areas within the Tsunami Management Area should remain RS.
67	Rachel Davies			Planning Maps > MRZ Zoning	67.16	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.		Unspecified			Reject in-part	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. Greenfield areas have been identified as Future Urban Zones, established greenfield areas have been proposed to be MRZ.

746	Simon Fowke			Planning Maps > MRZ Zoning	746.1	Oppose	Do not Re-Zone Paparao Street to Medium Density	Paparao Street	Not stated	MRZ / HRZ	RS	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 of the NPS-UD).
15	Martin Jones			Planning Maps > MRZ Zoning	15.2	Seek Amendment	Do not zone Cashmere View Street or surrounds as High Density Residential Zone.	Cashmere View Street and surrounding area	Not HRZ	MRZ	RS	Partially accept	Cashmere View Street is proposed to be MRZ as notified, not HRZ.
107	Heather Woods			Planning Maps > MRZ Zoning	107.2	Seek Amendment	Enable tiny houses in all zones		Unspecified			Partially accept	The purpose of the MRZ and HRZ are to provide an increase in housing choice (typically smaller dwellings), but not standalone tiny homes that are single storey as this would not support a well-functioning urban environment (Policy 1 NPS-UD).

740	Matt Bonis for Woolworths	Woolworths		Planning Maps > MRZ Zoning	740.4	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.					Accept	The support for the Centres zoning as notified is noted.
88	Peter Evans			Planning Maps > MRZ Zoning	88.1	Oppose	Harlech Mews and Avonhead rezoned to Residential Suburban Zone		Unspecified	MRZ		Reject	Harlech Mews and parts of Avonhead are proposed to be MRZ as notified. Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
901	John Hudson			Planning Maps > MRZ Zoning	901.1	Oppose	I d[D]o not agree with the MDRS zone replacing the current RS zones and I d[d]on't agree with certain aspects of plan change 14 and reasons and discussion follow.		Unspecified			Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 of the NPS-UD).

178	Jorge Rodriguez			Planning Maps > MRZ Zoning	178.1	Seek Amendment	I s [S]trongly oppose the proposed zoning of 5B Frome Place as a Residential Suburban Zone and urge the Christchurch City Council to rezone the property and the St Albans area in general as a Residential Medium Density Zone.	5B Frome Place and the St Albans area	MRZ	RS	RS	Accept	Frome Place is located within a walking catchment from a core bus route and should be re-zoned MRZ. The same should apply for similar sites.
665	Lawrence & Denise May			Planning Maps > MRZ Zoning	665.2	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	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are located within a walkable catchment of centre zones. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).

381	Kate Gregg			Planning Maps > MRZ Zoning	381.4	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.	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are located within a walkable catchment of centre zones. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).
300	Sam Holdaway			Planning Maps > MRZ Zoning	300.1	Seek Amendment	Include Kenwyn Ave in Medium Density [or]...introduce a medium zone between the [Residential Suburban Density] and Medium Density.	Kenwyn Ave	MRZ	RS	RS	Accept	Kenwyn Avenue is located within a walking catchment from a core bus route and should be re-zoned MRZ. The same should apply for similar sites.

626	Carol Shu			Planning Maps > MRZ Zoning	626.1	Seek Amendment	Keep Hyde Park and Avonhead area all RS zoning.	Avonhead area surrounding Hyde Park	RS	MRZ / RS	RS	Reject	Parts of Hyde Park and Avonhead are proposed to be zoned MRZ as notified. Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
696	Terence Sissons			Planning Maps > MRZ Zoning	696.2	Seek Amendment	Limit the HDRZ to the central city area and provide for MDRZs around the suburban shopping centres					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).

90	Blair McCarthy			Planning Maps > MRZ Zoning	90.3	Seek Amendment	Limit the High Density Residential Zone along Papanui Road north from the Merivale commercial centre to Heaton Street/Innes Road and south from the Papanui commercial centre to Blighs Road. That the area of proposed HRZ in between, particularly around St Andrews College and east of Watford Street, be zoned Medium Density Residential instead of HRZ.	HRZ area east of Watford Street	MRZ	HRZ except 399 Papanui Road (MRZ)	RS	Reject	The areas proposed to be HRZ along Papanui Road are located within a walkable catchment to Papanui and Merivale centres. Great intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).
666	Cooper Mallett			Planning Maps > MRZ Zoning	666.5	Seek Amendment	Make all the tall buildings in the middle of the city.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. This includes allowing for greater heights in MRZ.

892	Wayne Robertson			Planning Maps > MRZ Zoning	892.2	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]		Unspecified			Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).
561	Deidre Rance			Planning Maps > MRZ Zoning	561.1	Seek Amendment	No medium [density zone in the Strowan area]					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).
498	Hone Johnson			Planning Maps > MRZ Zoning	498.1	Oppose	Oppose all higher density zoning changes					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).
864	Douglas Corbett			Planning Maps > MRZ Zoning	864.5	Oppose	Oppose building heights over 2 storeys.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. This includes providing for increased building heights.

185	Nick Dore			Planning Maps > MRZ Zoning	185.3	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)	HRZ land bounded by Papanui Road, Normans Road, Watford St and Blighs Road	MRZ	HRZ except 399 Papanui Road (MRZ)	RS	Reject	Areas in Papanui proposed to be HRZ are identified as being located within a walkable catchment to Papanui or Merivale centres. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).
2002	Daphne Robinson			Planning Maps > MRZ Zoning	2002.1	Oppose	Oppose intensification zoning in leafy suburbs such as Strowan.		Unspecified			Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).

181	Jill Young			Planning Maps > MRZ Zoning	181.1	Oppose	Oppose MDRZ for Brodie Street, Ilam (Planning Map 30). Retain current RS zone in District Plan.	Brodie Street	RS	MRZ	RS	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
433	John Dunford			Planning Maps > MRZ Zoning	433.4	Seek Amendment	Oppose MRZ as it applies to 81 Fendalton Road	81 Fendalton Road	Not stated	MRZ	RS	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
409	Brett Morell			Planning Maps > MRZ Zoning	409.3	Seek Amendment	Oppose proposed MDZ height. Seeks to retain single storey housing in Belfast area (Planning Map 11)					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. This includes providing for increased building heights.
870	Susanne Antill			Planning Maps > MRZ Zoning	870.18	Oppose	Oppose replacing existing residential zones in the city with two new ones - a medium density zone and a high density zone.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).

792	Carmel Woods			Planning Maps > MRZ Zoning	792.18	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.	RS zoned land from 100 to 300 Wainoni Road	MRZ	RS	RS	Reject	This area of Wainoni Road is located within the Tsunami Management Area, therefore RS zone is the most appropriate.
440	Sandi Singh			Planning Maps > MRZ Zoning	440.7	Oppose	Oppose the application of Medium Density Residential Zone across the city.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
502	Kyri Kotzikas			Planning Maps > MRZ Zoning	502.5	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.	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are located within a walkable catchment of centre zones. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).

152	Defyd Williams for Papanui Heritage Group	Papanui Heritage Group		Planning Maps > MRZ Zoning	152.6	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.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
151	Defyd Williams for Papanui Heritage Group	Papanui Heritage Group		Planning Maps > MRZ Zoning	151.6	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.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
232	Kurt Higgison			Planning Maps > MRZ Zoning	232.6	Oppose	Opposes developments in already built areas and seeks that new development areas grow into new areas,					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
452	Carolyn Mulholland			Planning Maps > MRZ Zoning	452.2	Oppose	Opposes Medium and/or High Density Residential zoning in Amyes Road, Hornby	Residential zoning in Amyes Road, Hornby	Not stated	MRZ / HRZ	RS / RMD / RSDT	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.

122	Philip Rance			Planning Maps > MRZ Zoning	122.1	Oppose	Opposes the increased level of housing intensification in areas indicated by the Council.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
822	Emma Lewis for Naxos Enterprises Limited and Trustees MW Limited	Naxos Enterprises Limited and Trustees MW Limited		Planning Maps > MRZ Zoning	822.1	Oppose	Opposes zoning of 14 Field Terrace, Upper Riccarton. Seeks that it is rezoned to HRZ.	14 Field Terrace, Upper Riccarton	HRZ	MRZ	RS	Accept in-part	Field Terrace is not identified as being within a walkable catchment to a centre zone. However, is located adjacent to a Policy 3 catchment and is located in very near proximity to a strong public transport corridor (Riccarton Road) and the South Express Cycleway and therefore Policy 1 is supportive of greater intensification. If the updated ANC is applied, this area has also been identified as being appropriate to be HRZ as compensatory intensification due to the loss of HRZ from the ANC.
413	Caroline May			Planning Maps > MRZ Zoning	413.1	Seek Amendment	Opposes zoning that enables 3 storey buildings.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. This includes increasing building heights to accommodate increased intensity.

67	Rachel Davies			Planning Maps > MRZ Zoning	67.20	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).						Reject	Plan Change 14 cannot require individual properties to be redeveloped. Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
149	Curtis Bush			Planning Maps > MRZ Zoning	149.2	Oppose	Reconsider the rezoning of Therese Street, Spreydon which is proposed to go to Residential Medium Density.	Therese Street, Spreydon	Not stated	MRZ	RSDT		Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.

303	Bron Durdin			Planning Maps > MRZ Zoning	303.2	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.						Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).
58	Stephen Walsh			Planning Maps > MRZ Zoning	58.3	Seek Amendment	Reduce the extent of the medium density [residential zone]						Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.

748	Karen Fowke			Planning Maps > MRZ Zoning	748.1	Oppose	Reject Medium Density Dwellings in Paparoa Street	Paparoa Street	Not stated	MRZ / HRZ	RS	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
208	Amie Cocking			Planning Maps > MRZ Zoning	208.2	Oppose	Reject the rule changes that allow for higher intensity residential development outside of the inner city (Four Avenues).					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).
807	Howard Pegram			Planning Maps > MRZ Zoning	807.3	Oppose	Remove blanket MDRS across the city.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.

108	Charles Etherington			Planning Maps > MRZ Zoning	108.2	Oppose	Remove Medium Density Residential zoning in the inner suburbs					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
755	Margaret Stewart			Planning Maps > MRZ Zoning	755.1	Oppose	Remove Medium Density Residential zoning.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
206	Emma Wheeler			Planning Maps > MRZ Zoning	206.2	Seek Amendment	Removing St James Avenue and Windermere Road from the intensification plan.	St James Avenue and Windermere Road, Papanui	Not stated	MRZ/HRZ	RS/RSDT	Reject	Parts of St James avenue and Windermere Road proposed to be zoned HRZ are located within a walkable catchment to a centre zone. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).
894	Jacq Woods			Planning Maps > MRZ Zoning	894.1	Seek Amendment	Replace HRZ with MRZ on Strowan blocks west of Papanui Road from Normans Road to Blighs Road, along Watson Road.	West of Papanui Road from Normans Road to Blighs Road, along Watford Street	MRZ	HRZ except 399 Papanui Road (MRZ)	RS	Reject	Areas in Strowan proposed to be zoned HRZ have been identified as being located within a walkable catchment to centres. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).

202	Trevor Wilson			Planning Maps > MRZ Zoning	202.1	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.	Parts of Hollis & Bowenvale Aves. and Lansdowne Tce. including Roseneath Place	MRZ	RS/RH with LPTAA	RS/RH	Accept in-part	The parts of Hollis Avenue, Bowenvale Avenue and Roseneath Place are within a walkable catchment to a core bus route and should be re-zoned MRZ. This should apply to similar sites.
877	Ed Leeston for Otautahi Community Housing Trust	Otautahi Community Housing Trust		Planning Maps > MRZ Zoning	877.1	Support	Retain MRZ over areas where MRZ is proposed in PC14 as notified.					Accept	The support for MRZ as notified is noted.
852	Jo Appleyard for Christchurch International Airport Limited (CIAL)	Christchurch International Airport Limited (CIAL)		Planning Maps > MRZ Zoning	852.2	Seek Amendment	Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.	ANIC extent				Accept in-part	The vast majority of areas are proposed to retain operative zoning, however it has been recommended that areas around Riccarton are upzoned to either HRZ or MRZ.
323	Darryl Swann			Planning Maps > MRZ Zoning	323.1	Seek Amendment	Retain the operative District Plan zoning of land outside the Centre City.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.

132	Tiffany Boyle			Planning Maps > MRZ Zoning	132.1	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.		MRZ	HRZ	RS/ RSDT/ RMD	Reject	Council must apply Policy 3 to provide increased height within walkable catchments of Town Centres and existing or planned rapid transit networks.
827	Anita Collie for MGZ Investments Limited	MGZ Investments Limited		Planning Maps > MRZ Zoning	827.5	Seek Amendment	Rezone 65 Parkston Avenue, Ilam and surrounding area from Medium Density to High Density.	65 Parkston Avenue, Ilam and surrounding MRZ area	HRZ	MRZ	RS	Reject	The site and surrounding neighbourhood is not located within a walkable catchment of a Town Centre or rapid transit network.
785	Vanessa Wells			Planning Maps > MRZ Zoning	785.2	Seek Amendment	Rezone area from Main North Road south east to medium density housing.	HRZ area south-east from Main North Road to Grants Road	MRZ	HRZ	RMD	Reject	Areas proposed to be HRZ as notified have been identified as located within walkable catchments to centres. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS UD).

121	Cameron Matthews			Planning Maps > MRZ Zoning	121.27	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).	Core bus routes					Reject in-part	Council is required to intensify beyond MDRS only within Policy 3 catchments. Many bus routes however traverse centres where four to six storey buildings are enabled, or where catchments are proposed to be extended through Policy 1 due to the presence of strong public transport corridors.
121	Cameron Matthews			Planning Maps > MRZ Zoning	121.28	Seek Amendment	Re-zone areas to at least 4-storeys within walkable catchments of Major Cycle Routes.						Reject in-part	Council is required to intensify beyond MDRS only within Policy 3 catchments. A number of Major Cycle Routes however traverse centres where four to six storey buildings are enabled, or where catchments are proposed to be extended through Policy 1 due to the presence of strong public and/or active transport corridors.

68	Darren Fabri			Planning Maps > MRZ Zoning	68.1	Seek Amendment	Rezone John Paterson Drive from rural to residential.	John Paterson Drive	Residential	RuUF	RuUF	Reject	Land is adjacent to MRZ located between Knights Stream and Halswell Junction Road. The land is adjacent to the NZTA Future Works designation. However, the rezoning of Rural zoning to Residential zoning is out of scope of this Plan Change as it does not give effect to Policy 3 of the NPS UD.
784	Jessica Adams			Planning Maps > MRZ Zoning	784.1	Oppose	Rezone Prestons subdivision from MRZ to Residential Suburban Zone.	Prestons Park Drive, Marshland	RS	MRZ	RNN	Reject	This area is subject to a relevant residential zone and MRZ is considered appropriate as it is newly developed. The Wastewater Constraints QM manages development relative to wastewater capacity.
210	Victor Ong			Planning Maps > MRZ Zoning	210.3	Seek Amendment	Rezone Rural Urban Fringe (RuUF) around 565 Yaldhurst Road to Medium Density Residential (MRZ)	565 Yaldhurst Road and surrounding RuUF	MRZ	RuUF	RuUF	Reject	This site is located within an area surrounded by RuUF zoned land. Rezoning this site to residential zone would not give effect to Policy 3 of the NPS-UD.

789	Eric Woods			Planning Maps > MRZ Zoning	789.11	Seek Amendment	Rezone the area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" [instead of Residential Suburban]	RS zoned land from 135 to 185 Wainoni Road (and further afield)	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes. Areas within the Tsunami Management Area should remain RS.
800	Ramon Gelonch Roca			Planning Maps > MRZ Zoning	800.12	Seek Amendment	Rezone the area from 135 to 185 Wainoni Road and beyond to "Medium Density Residential Zone"[From Residential Suburban zone].	RS zoned land from 135 to 185 Wainoni Road and beyond	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes. Areas within the Tsunami Management Area should remain RS.

789	Eric Woods			Planning Maps > MRZ Zoning	789.16	Seek Amendment	rezone the area from 157 to 193 Wainoni Road (and further afield), to "Medium Density Residential Zone" [instead of Residential Suburban]	RS zoned land from 157 to 193 Wainoni Road and beyond	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes. Areas within the Tsunami Management Area should remain RS.
800	Ramon Gelonch Roca			Planning Maps > MRZ Zoning	800.13	Seek Amendment	Rezone the area spanning from approximately 100 to 300 Wainoni Road and beyond as a "Medium Density Residential Zone"[from Residential Suburban zone].	RS zoned land from 100 to 300 Wainoni Road and beyond	MRZ	RS	RS	Accept in-part	This area is within a Low Public Transport QM. A recommendation has been made to re-zone areas within this QM as MRZ and a Precinct to manage the QM outcomes. Areas within the Tsunami Management Area should remain RS.

32	Guy Mortlock			Planning Maps > MRZ Zoning	32.1	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		MRZ or RSDT	RS/RSDT	RS/RSDT	Reject	The neighbourhood block is within the Airport Noise Influence Area qualifying matter, and therefore maintaining the operative zoning is recommended.
800	Ramon Gelonch Roca			Planning Maps > MRZ Zoning	800.15	Seek Amendment	Rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone"	Residential Suburban area of Keyes Road	MRZ	RS	RS	Reject	Keyes Road is located within a Low Public Transport Accessibility Area and Tsunami Management Area, therefore RS zone is the most appropriate.
789	Eric Woods			Planning Maps > MRZ Zoning	789.13	Seek Amendment	Rezone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone"		MRZ	RS	RS	Reject	Keyes Road is located within a Low Public Transport Accessibility Area and Tsunami Management Area, therefore RS zone is the most appropriate.

398	Jan Mitchell			Planning Maps > MRZ Zoning	398.2	Seek Amendment	Seek amendment to only apply new intensification rules to new subdivisions.						Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
1023	Cyril Warren Price			Planning Maps > MRZ Zoning	1023.2	Seek Amendment	Seek that Paparoa Street, Papanui, Christchurch become part of a Residential Suburban Zone restricted to urban residential living.	Paparoa Street, Papanui	RS	MRZ / HRZ	RS		Reject	Parts of Paparoa Street proposed to be zoned HRZ are located within a walkable catchment to centre zones. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).
298	Mason Plato			Planning Maps > MRZ Zoning	298.4	Oppose	Seek to remove Medium Density Residential Zone.						Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.

286	Millie Silvester			Planning Maps > MRZ Zoning	286.2	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.	West side of Paparoa Street	MRZ	HRZ	RS	Reject	Parts of Paparoa Street proposed to be zoned HRZ are located within a walkable catchment to centre zones. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).
287	Mark Nichols			Planning Maps > MRZ Zoning	287.2	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.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. This does not provide for staging of growth. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).

381	Kate Gregg			Planning Maps > MRZ Zoning	381.1	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.	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are located within a walkable catchment of centre zones. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).
838	Georgie McLaughlin			Planning Maps > MRZ Zoning	838.2	Seek Amendment	Seeks that Strowan is rezoned from HRZ to MRZ (Halton Street, Hawthorne Street, Watford Street, Normans Road).	Area bounded by Halton Street, Hawthorne Street, Watford Street, Normans Road	MRZ	HRZ	RS	Reject	Areas in Strowan which are proposed to be HRZ are located within walkable catchments to centres. Greater intensification near centres supports a well-functioning urban environment (Policy 1 of NPS-UD).

775	Brigitte Masse			Planning Maps > MRZ Zoning	775.1	Oppose	Seeks to retain streets in Spreydon as Residential Suburban Density Transition Zone, as opposed to zoning them as Medium Residential Zone.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
352	Janice Lavelle			Planning Maps > MRZ Zoning	352.1	Not Stated	Seriously rethink the Medium Density Residential zones across Christchurch.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
788	Marc Duff			Planning Maps > MRZ Zoning	788.8	Support	Supports MRZ zoning in Hornby. Change HRZ to MRZ zoning.	HRZ land in Hornby	MRZ	HRZ	RS / RSDT / RMD	Partially accept	The support for MRZ zoning is noted. Where areas have been identified as HRZ, they are located within walkable catchments of centres. Greater intensification near centres supports a well-functioning urban environment (Policy 1 NPS-UD).
110	Marie Mullins			Planning Maps > MRZ Zoning	110.1	Support	Supports the zoning of property at 18 Kauri Street as medium density.	18 Kauri Street	Supports MRZ	MRZ	RS	Accept	The support for MRZ zoning as notified is noted.

159	Jenny Crooks			Planning Maps > MRZ Zoning	159.1	Seek Amendment	That 25a Greenhaven Drive, Burwood, be rezoned from Rural Urban Fringe Zone to residential (Medium Density Residential Zoning preferred).	25a Greenhaven Drive, Burwood	MRZ	Rural Urban Fringe, Residential Suburban Zone (lesser)	Rural Urban Fringe, Residential Suburban Zone (lesser)	Reject	The residential area directly adjacent along Greenhaven Drive, Burwood is zoned RSZ with Qualifying Matters: Low Public Transport Accessibility and Water body Setback. The site is otherwise surrounded by RuUF zone and OCP zone. Rezoning of rural land is not within scope of this Plan Change as it does not give effect to Policy 3 of the NPS UD.
215	Graham Thomas Blackett			Planning Maps > MRZ Zoning	215.1	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].	HRZ land north of Bealey Avenue and south of Edgeware Road	MRZ	HRZ	RMD	Reject	Areas of St Albans zoned HRZ are identified as being located within a walkable catchment to centre zones. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).

119	Tracey Strack			Planning Maps > MRZ Zoning	119.1	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be identified in the Christchurch District Pan as a Medium Density Residential zone and a Residential Character Overlay Area and be made subject to the rules that apply to Residential Character areas: or, If Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) are not included as a Residential Character Area, that the Area be zoned Medium Density Residential	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are located within a walkable catchment of centre zones. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).
164	James and Adriana Baddeley			Planning Maps > MRZ Zoning	164.2	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.	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are located within a walkable catchment of centre zones. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).

376	Colin Gregg			Planning Maps > MRZ Zoning	376.3	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be be zoned Medium Density Residential [instead of HRZ]	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	MRZ	HRZ	RS	Reject	Helmores Lane, Desmond Street and Rhodes Street are located within a walkable catchment of centre zones. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).
326	Vivienne Boyd			Planning Maps > MRZ Zoning	326.2	Seek Amendment	That higher density housing [is not enabled] on narrow, no exit streets.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. Narrow and no-exit streets is not a qualifying matter which precludes this.
333	Eric Ackroyd			Planning Maps > MRZ Zoning	333.3	Seek Amendment	That higher density housing development be prioritised in the city centre ahead of other residential zones.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD)

211	Pauline McEwen			Planning Maps > MRZ Zoning	211.1	Seek Amendment	That the area at the eastern end of Rugby Street be zoned Medium Density Residential instead of the proposed High Density Residential	HRZ land at eastern end of Rugby Street	MRZ	HRZ	RMD	Reject	Rugby Street is within a walkable catchment of Papanui, and therefore proposed to be HRZ. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 of the NPS-UD).
162	Jill Edwards			Planning Maps > MRZ Zoning	162.1	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	Residential land surrounding Rose Street	suburban character area	MRZ	RS	Reject	Rose Street is proposed to be zoned MRZ as notified. Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
888	David Smithson			Planning Maps > MRZ Zoning	888.2	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.	HRZ land east of Strowan from Normans Road to Blighs Road	MRZ	HRZ except 399 Papanui Road (MRZ)	RS	Reject	Parts of Strowan proposed to be zoned HRZ are located within a walkable catchment of centre zones. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).

328	Bruce Taylor			Planning Maps > MRZ Zoning	328.2	Seek Amendment	That the eastern side of Allister Avenue (Merivale) be zoned MRZ	Eastern side of Allister Avenue, Merivale	MRZ	HRZ	RS	Reject	Part of Allister Avenue zoned HRZ is identified as being within the walkable catchment of the LCZ.
709	Philippa Tucker			Planning Maps > MRZ Zoning	709.4	Seek Amendment	That the northwest side of Windermere Road is not zoned Medium Density Residential	MRZ land northwest side of Windermere Road	Not MRZ	MRZ	RS	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
172	Traci Mendiola			Planning Maps > MRZ Zoning	172.1	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.	8 Gilders Grove, Heathcote	MRZ	Rural Urban Fringe Zone, Residential Hill Zone (lesser)	Rural Urban Fringe Zone, Residential Hill Zone (lesser)	Reject in-part	Site is directly adjacent to RHZ and is Low Public Transport Accessibility Area Qualifying Matter. Part of the alternative proposal is to re-zone this as MRZ, with a Precinct to manage density in accordance with the QM.

895	Tim Priddy			Planning Maps > MRZ Zoning	895.2	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).	HRZ land west of Papanui Road from Normans Road to Blighs Road	MRZ	HRZ except 399 Papanui Rd (MRZ)	RS	Reject	Areas in Strowan which are proposed to be HRZ are located within walkable catchments to centres. Greater intensification near centres supports a well-functioning urban environment (Policy 1 of NPS-UD).
138	Mathias Roehring			Planning Maps > MRZ Zoning	138.1	Seek Amendment	That the boundary of Residential Suburban Zoning and Medium Density Residential zoning within the block between Tauwi Crescent and Ranui Street be moved to either Tauwi Crescent and Ranui Street..	The block between Tauwi Crescent and Ranui Street	RS or MRZ (shifting boundary so it is one zone?)	RS, MRZ	RS	Reject	The part of Tauwi Crescent in RS is located within a Low Public Transport Accessibility Area qualifying matter. The remainder of Tauwi Crescent and Ranui Street are proposed to be MRZ as within a 200m buffer from HRZ zoning to create a suitable transition.

29	Malcolm Leigh			Planning Maps > MRZ Zoning	29.1	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.	Blair Avenue	MRZ	HRZ	MRZ	Reject	Blair Avenue is identified as being within a walkable catchment to Papanui centre. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS UD).
121	Cameron Matthews			Planning Maps > MRZ Zoning	121.30	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.		HRZ / MRZ with Precinct	HRZ & MRZ	RS / RSDT / RMD	Reject in-part	There are no current or planned rail services that can be considered as rapid transport stops and therefore Policy 3 cannot apply. Council will be required to intensify as per Policy 3 once such stops are identified within the RLTP.

121	Cameron Matthews		Planning Maps > MRZ Zoning	121.38	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.		HRZ / MRZ with Precinct	HRZ & MRZ	RS / RSDT / RMD	Reject in-part	There are no current or planned rail services that can be considered as rapid transport stops and therefore Policy 3 cannot apply. Council will be required to intensify as per Policy 3 once such stops are identified within the RLTP.
351	Jono de Wit		Planning Maps > MRZ Zoning	351.4	Seek Amendment	The area north of Riccarton road and west of Straven Road should be HRZ not MRZ	The area north of Riccarton road and west of Straven Road	HRZ	MRZ	RS	Reject	The area north of Riccarton Road and west of Straven Road is adjacent to the Riccarton Bush Interface Area. This Qualifying Matter protects the heritage landscape of Riccarton Bush by limiting development within the overlay to 8m in height (two storeys). Areas beyond this a limited to medium density only (12m), rather than the 20m high density surrounds.

475	Rachel Sanders			Planning Maps > MRZ Zoning	475.9	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			RH, RS		Partially accept	The suburb of Mount Pleasant is proposed to retain either residential Hills Zone or Residential Suburban Zone due to the qualifying matter of Low Public Transport Accessibility Area.
475	Rachel Sanders			Planning Maps > MRZ Zoning	475.10	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			RH, RS		Partially accept	The suburb of Mount Pleasant is proposed to retain either residential Hills Zone or Residential Suburban Zone due to the qualifying matter of Low Public Transport Accessibility Area.
475	Rachel Sanders			Planning Maps > MRZ Zoning	475.5	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			RH, RS		Partially accept	The suburb of Mount Pleasant is proposed to retain either residential Hills Zone or Residential Suburban Zone due to the qualifying matter of Low Public Transport Accessibility Area.

475	Rachel Sanders			Planning Maps > MRZ Zoning	475.7	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			RH, RS		Partially accept	The suburb of Mount Pleasant is proposed to retain either residential Hills Zone or Residential Suburban Zone due to the qualifying matter of Low Public Transport Accessibility Area.
475	Rachel Sanders			Planning Maps > MRZ Zoning	475.6	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			RH, RS		Partially accept	The suburb of Mount Pleasant is proposed to retain either residential Hills Zone or Residential Suburban Zone due to the qualifying matter of Low Public Transport Accessibility Area.
475	Rachel Sanders			Planning Maps > MRZ Zoning	475.8	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			RH, RS		Partially accept	The suburb of Mount Pleasant is proposed to retain either residential Hills Zone or Residential Suburban Zone due to the qualifying matter of Low Public Transport Accessibility Area.

190	Ross Boswell			Planning Maps > MRZ Zoning	190.1	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).	The block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line	MRZ	HRZ	RSMT, RMD	Reject	The block bounded by Riccarton Road, Harakeke Street, Kilmarnock Street and the railway line is located within a walkable catchment of a centre zone. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS UD).
327	Mike Oxlong			Planning Maps > MRZ Zoning	327.4	Oppose	The submitter opposes the Medium Density Residential zone.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.

1061	Elizabeth Harris			Planning Maps > MRZ Zoning	1061.2	Oppose	The submitter seeks that 31 Cashel Street and the surrounding sites be rezoned to High Density Residential.	31 Cashel street and surrounding sites	HRZ	MRZ	RCC	Reject	A Residential Heritage Area applies to this area, and therefore MRZ zoning is the most appropriate.
67	Rachel Davies			Planning Maps > MRZ Zoning	67.5	Seek Amendment	Three storey housing should only be found in and close to the city centre, not in existing older suburban areas.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.

592	Clive Smith for Northwood Residents' Association	Northwood Residents' Association		Planning Maps > MRZ Zoning	592.1	Oppose	To not proceed with the rezoning of part of Northwood subdivision [from Residential Suburban to Medium Density Residential].	Northwood	RS	MRZ	RS	Reject	The area of Northwood zoned MRZ is not restricted by Qualifying Matters and is located close to the TCZ and Main North Road.
431	Sonia Bell			Planning Maps > MRZ Zoning	431.2	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.		NOT A REZONING REQUEST			Reject	This submission refers to the management and design matters rather than PC rezoning matters.

901	John Hudson			Planning Maps > MRZ Zoning	901.16	Oppose	Walking distance to public transport being the measure of as to whether the area is RS or MDRS is irrelevant.		NOT A REZONING REQUEST				Reject	NPS-UD Policy 3c clearly directs Council to allow for increased density within walkable catchments to public transport, among others.
475	Rachel Sanders			Planning Maps > MRZ Zoning	475.1	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.		RHZ	RHZ	RHZ		Accept	Submission supports proposed RHZ.

355	Elisabeth Stevens			Planning Maps > MRZ Zoning	355.1	Seek Amendment	Zone [all of Hawthorne Street Papanui Medium Density Residential].	Hawthorne Street Papanui	MRZ	71 Hawthorne Street (HRZ), All other properties (RS)	RS	Reject	As notified, the split zoning along Hawthorne Street is a result of the walkable catchment boundary. However, the recommendation is now for walking catchments to increase from Papanui TCZ, which would result in all of Hawthorne Street being zoned HRZ.
792	Carmel Woods			Planning Maps > MRZ Zoning	792.17	Oppose	Oppose Residential Suburban Zone as it applies to 135 to 185 Wainoni Road. Seek that it be zoned MRZ.	135 to 185 Wainoni Road	MRZ	RS	RS	Reject	The sites and surrounding area along Wainoni Road are covered by three Qualifying Matters that restrict further intensification.
896	Claire Coveney			Planning Maps > MRZ Zoning	896.1	Seek Amendment	Seeks that all medium density housing is located near cycleways and rail corridors, and away from wetlands and rivers.					Accept in-part	MDRS must be applied to all relevant residential zones and only reduced subject to qualifying matters. These have been identified for waterbodies, requiring buildings to have a greater setback.

176	David Gibbons			Planning Maps > MRZ Zoning	176.2	Seek Amendment	Remove the High Density Residential Zoning on Allister Avenue and within 500m of Elmwood School on Leinster Road.	Allister Avenue and within 500m of Elmwood School on Leinster Road.	Not Stated	HRZ	RS	Reject	This area is subject to Policy 3, being within a walkable catchment to the Merivale LCZ. HRZ has been proposed accordingly and no qualifying matter identified around schools.
1004	Sally Dixon on behalf of 17 Bellvue Avenue, Papanui, Christchurch		17 Bellvue Avenue , Papanui , Christchurch	Planning Maps > MRZ Zoning	1004.3	Oppose	Oppose intensification on Windermere Rd and St James Avenue - [adjoining Papanui War Memorial Avenue heritage item #1459]					Reject	The qualifying matter ensures the protection of the heritage of the street itself, rather than residential properties that front St James Avenue.

765	Margaret Howley			Planning Maps > MRZ Zoning	765.1	Oppose	Oppose MRZ and any intensification of housing in Papanui streets which include the Papanui WWII Memorial Plantings.					Reject	The qualifying matter ensures the protection of the heritage of the street itself, rather than residential properties that front St James Avenue.
1010	Robert Forsyth on behalf of Myself		Myself	Planning Maps > MRZ Zoning	1010.2	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.		Change to higher density and remove Character Area (says Heritage but the maps says Character)	MRZ, Character Area	RSDD	Reject	Ms White has recommended that this Character Area is removed due to not meeting the criteria established through Objectives of the NPS-UD (s77L(b)).

443	Christine Hetherington for Summerset Group Holdings Limited	Summerset Group Holdings Limited		Planning Maps > MRZ Zoning	443.10	Seek Amendment	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).		MRZ zoning for whole site	MRZ and FUZ	RNN	Accept	Council accepts that extending MRZ meets the rationale used for MRZ over operative RNN areas as development has been granted and us underway.
884	Fiona Aston for Troy Lange	Troy Lange		Planning Maps > MRZ Zoning	884.2	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.	120, 100, 88, 76, 68, 66, 60, 46, 44, 42, 40 and 38 Hawthornden Road	FUZ or MRZ	120 and 100 Hawthornden Road (RuUF and RS) 88, 76, 68, 66, 60, 46, 44, 42, 40 and 38 Hawthornden Road (RuUF)	RuUF	Reject	The scope of Plan Change 14 is limited to giving affect to Policy 3 of the NPS-UD and apply MDRS in relevant residetnial zones. As this rezoning request is not for enabling building heights of density in an applicable Policy 3 centre, it is out of scope of the plan change pursuant to Section 77G of the RMA.

880	Fiona Aston for Cathedral City Development Ltd	Cathedral City Development Ltd		Planning Maps > MRZ Zoning	880.3	Seek Amendment	Rezone 85 Harry Ell Drive as MRZ or FUZ.	85 Harry Ell Drive	MRZ or FUZ	RuPH	RuPH	Reject	The scope of Plan Change 14 is limited to giving affect to Policy 3 of the NPS-UD and apply MDRS in relevant residetnial zones. As this rezoning request is not for enabling building heights of density in an applicable Policy 3 centre, it is out of scope of the plan change pursuant to Section 77G of the RMA.
593	Holly Luzak for Cashmere Park Ltd, Hartward Investment Trust and Robert Brown	Cashmere Park Ltd, Hartward Investment Trust and Robert Brown		Planning Maps > MRZ Zoning	593.1	Seek Amendment	Rezone site in Hendersons Basin ODP to Medium Density Residential	Hendersons Basin	MRZ	Site not stated	Site not stated	Reject in-part	The scope of Plan Change 14 is limited to giving affect to Policy 3 of the NPS-UD and apply MDRS in relevant residetnial zones. As this rezoning request is not for enabling building heights of density in an applicable Policy 3 centre, it is out of scope of the plan change pursuant to Section 77G of the RMA. It is noted that Council has recommended that established properties on Leistrella Road are zoned MRZ.
467	Jillian Schofield			Planning Maps > MRZ Zoning	467.2	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.					Reject	Council is required to give effect to s77G of the Act, applying MDRS and Policy 3 accordingly.

382	Gina McKenzie			Planning Maps > MRZ Zoning	382.1	Oppose	[Seeks that] Hornby [be removed] from the list of suburbs for high density development.						Reject	Council is required to give effect to s77G of the Act, applying MDRS and Policy 3 accordingly.
382	Gina McKenzie			Planning Maps > MRZ Zoning	382.3	Oppose	[Seeks that] Hornby [be removed] from the list of suburbs for high density development.						Reject	Council is required to give effect to s77G of the Act, applying MDRS and Policy 3 accordingly.

121	Cameron Matthews			Planning Maps > MRZ Zoning	121.42	Seek Amendment	Change the zoning of the area around Addington Centre and the Addington Mixed Use Zone to a High Density Residential Zone.		HRZ	MUZ	CMUZ	Reject	Policy 3(d) directs a commensurate response to the scale of commercial services and community facilities within each centre. Reporting has demonstrated that the Addington LCZ centre is not of a sufficient scale when a commensurate response is considered appropriate. Evaluating the merits of the proposal, the Mixed Use Zones within walking catchments of the CCZ and TCZ have been identified for transition to High Density Residential through Objective 15.2.3 and Policy 15.2.3.2. Council's proposed walking catchments exclude Addington Mixed Use Zone, as such the most appropriate zoning and provision approach for Addington is as notified. However, if the panel decides walking catchments around the CCZ and TCZ should increase, the appropriateness of including Addington in Policy 15.2.3.2 and thus identified for transition will have to be re-
121	Cameron Matthews			Planning Maps > MRZ Zoning	121.31	Seek Amendment	Lyttleton should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.		LCZ (Medium) (extent of this not stated) - should gain commensurate permitted density within the centre and in the surrounding neighbourhood.	RBP, CBP, IG, SP	RBP, CBP, IG, SP	Reject	The centre lies within several qualifying matters that (RHA, RCA, LPTAA, Lyttelton Master Plan Overlay) that restrict intensification within and adjacent to the centre under Policy 4 of the NPS-UD.

234	John Goodall			Planning Maps > MRZ Zoning	234.1	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.		MRZ	HRZ	MRZ	Reject	Council is required to give effect to s77G of the Act, applying MDRS and Policy 3 accordingly.
1076	Dorothy Lovell-Smith			Planning Maps > MRZ Zoning	1076.1	Oppose	Oppose intensification in the Hornby area.					Reject	Council is required to give effect to s77G of the Act, applying MDRS and Policy 3 accordingly.

412	Luke Gane			Planning Maps > MRZ Zoning	412.3	Oppose	Oppose the Local Centre Intensification Precinct provisions at 8 Bletsoe Avenue. Retain as Medium Density Residential Zone only.		Remove Local Centre Intensification Precinct, retain as MRZ only	MRZ, Local Centre Intensification Precinct	RSDT	Reject	Council is required to give effect to s77G of the Act, applying MDRS and Policy 3 accordingly.
52	Gavin Keats			Planning Maps > MRZ Zoning	52.5	Seek Amendment	Opposes the extent of the High and Medium Density Residential Zones around commercial centres.		Not stated	HRZ & MRZ, plus Precincts	Numerous	Reject	Council is required to give effect to s77G of the Act, applying MDRS and Policy 3 accordingly.
67	Rachel Davies			Planning Maps > MRZ Zoning	67.18	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.					Reject	Policy 3(d) directs a commensurate response to the scale of commercial services and community facilities within each centre. Reporting has demonstrated that the Addington LCZ centre is not of a sufficient scale when a commensurate response is considered appropriate. Evaluating the merits of the proposal, the Mixed Use Zones within walking catchments of the CCZ and TCZ have been identified for transition to High Density Residential through Objective 15.2.3 and Policy 15.2.3.2. Council's proposed walking catchments exclude Addington Mixed Use Zone, as such the most appropriate zoning and provision approach for Addington is as notified. However, if the panel decides walking catchments around the CCZ and TCZ should increase, the appropriateness of including Addington in Policy 15.2.3.2 and thus identified for transition will have to be re-

2	Greg Olive			Planning Maps > MRZ Zoning	2.14	Seek Amendment	Rezone site at 419 Halswell Junction Road to Mixed Use rather than MDZ		MUZ	MRZ	RNN, RS	Reject	The site is a relevant residential zone, requiring MDRS to apply. Re-zoning to a non-residential zone is considered out of scope as the area is outside of a Policy 3 catchment.
55	Tobias Meyer			Planning Maps > MRZ Zoning	55.18	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.					Accept in-part	Recommendations included in this report have recommended that walking catchments are increased around centres, as per Policy 3(d), with some refinement under Policy 3(c) and Policy 1. Medium density must apply within all relevant residential zones, unless a qualifying matter applies. The approach results in MRZ being beyond 10km from the city centre. MRZ is applied within at least 800m from core bus routes.
372	Julia Tokumaru			Planning Maps > MRZ Zoning	372.14	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.	Residential buildings near the city and commercial centres.	HRZ			Acknowledge	Support for Council's notified proposal is acknowledged.

433	John Dunford			Planning Maps > MRZ Zoning	433.1	Seek Amendment	That the whole zoning is restricted to the CBD areas within the four avenues.	the CBD areas within the four avenues.				Reject	Council is required to give effect to s77G of the Act, applying MDRS and Policy 3 accordingly.
43	Rhys Davidson			Planning Maps > MRZ Zoning	43.2	Seek Amendment	Oppose inclusion of Ryan Street in the Medium Density Residential Zone.		Not stated	MRZ	RSDT	Reject	The area is within a relevant residential zone and outside any Policy 3 catchment. The street has been identified as a Residential Character Area, with the overlay reducing the medium density outcome accordingly. Reference is made to evidence by Ms White.

41	Sharina Van Landuyt			Planning Maps > MRZ Zoning	41.3	Oppose	Oppose[s] Ryan Street being designated as a medium density residential zone.	Ryan Street	Not stated	MRZ	RSDT	Reject	The area is within a relevant residential zone and outside any Policy 3 catchment. The street has been identified as a Residential Character Area, with the overlay reducing the medium density outcome accordingly. Reference is made to evidence by Ms White.
179	Sean Walsh			Planning Maps > MRZ Zoning	179.2	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.	Cashmere View Street	Suburban Character area/street	MRZ	RS	Reject	The area is within a relevant residential zone and outside any Policy 3 catchment. The street has been requested as a Residential Character Area, with the overlay reducing the medium density outcome accordingly. Reference is made to evidence by Ms White and Ms Rennie.

153	Susan Peake			Planning Maps > MRZ Zoning	153.1	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]..	Papanui Living Streets (including Grants Road, Gambia, Mary, Proctor, Frank, Wyndham, Loftus and Horner Streets)	MRZ	HRZ	MRZ	Reject	The area is within a relevant residential zone and outside any Policy 3 catchment. The street has been requested as a Residential Character Area, with the overlay reducing the medium density outcome accordingly. Reference is made to evidence by Ms White and Ms Rennie.
294	Chessa Crow			Planning Maps > MRZ Zoning	294.6	Seek Amendment	Seek to reduce extent / Remove Medium Residential zoning from New Brighton area and amend to be Residential Suburban Transition Zone		RSDT	MRZ	RSDT, RS	Accept	The requested approach aligns with Council submission to rezone MRZ areas as RSDT due to coastal hazards. Reference is made to evidence by Ms Oliver.

166	Lindsay Sandford			Planning Maps > MRZ Zoning	166.2	Seek Amendment	Zoning should be introduced in a staged manner. Using Leicester Crescent in Halswall as an example, my request would be to only classify the streets immediately surrounding the nearby "Town centre zone" (which currently doesn't have a single commercial building), and the major surrounding roads as HRZ, then notify a "pathway" for streets further away (such as Leicester Crescent) to be reclassified as HRZ when a certain percentage (e.g. 50%) of housing closer to the "Town centre zone" has already been developed as higher density housing.	TCZ on Halswell Road near Leicester Crescent	HRZ in a staged manner	HRZ	RNN, RS	Reject	Council is required to give effect to s77G of the Act, applying MDRS and Policy 3 accordingly.
121	Cameron Matthews			Planning Maps > MRZ Zoning	121.41	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).	Sydenham South	Upzoning (not specified)	LCZ, MRZ, HRZ, MUZ	Commercial Core, MRZ, IG	Accept	The centre is at a scale and provides for services whereby an intensification response is considered appropriate under Policy 3(d) and Policy 1 of the NPS-UD. A catchment of at least 200m is proposed, with the Local Centre Intensification Precinct applying over MRZ, enabling 14m development.

226	Graeme McNicholl			Planning Maps > MRZ Zoning	226.4	Seek Amendment	Rezone Addington, Sydenham and Phillipstown to mixed use commercial with apartment living above.	Addington, Sydenham and Phillipstown	MUZ	MUZ, MRZ, HRZ, LCZ	IG, MRZ, CC	Accept	Council has rezoned Industrial Zones in Sydenham, Addington (South of Lincoln Road) and Phillipstown (around Lancaster Park) to Mixed Use Zone to enable a transition to high density residential.
121	Cameron Matthews			Planning Maps > MRZ Zoning	121.32	Seek Amendment	Sumner should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.	Sumner				Reject	Residential land surrounding the site is subject to multiple hazardous qualifying matters meaning that further intensification is inappropriate.
121	Cameron Matthews			Planning Maps > MRZ Zoning	121.35	Seek Amendment	Wigram should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.					Accept	This centre has been evaluated and is considered to meet the criteria of Policy 3(d) as a Small Local Centre. It is recommended that the Local Centre Intensification Precinct is applied at least 200m around the centre, enabling 14m development.

18	Rex Drummond			Planning Maps > MRZ Zoning	18.2	Seek Amendment	Fairview Street (Cashmere) should be within a Residential Character Area.	Fairview Street	Residential Character Area	MRZ	RS	Reject	Properties on this street to not meet the Residential Character Criteria. Reference is made to evidence by Ms White and Ms Rennie.
676	Jack Gibbons			Planning Maps > MRZ Zoning	676.14	Seek Amendment	[Extend MRZ across the proposed Airport Noise Influence Area - relates to requests to remove that QM]		MRZ			Reject in-part	Operative zoning has largely been retain in response to the QM, however areas around Riccarton are propose to be either MRZ or HRZ.
887	Fiona Aston for Jane Harrow	Jane Harrow		Planning Maps > MRZ Zoning	887.1	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.	384 Sawyers Arms Road (Image A) 388 Sawyers Arms Road (Image B) 420 Sawyers Arms Road (Image C) 422 Sawyers Arms Road (Image D) 424 Sawyers Arms Road (Image E) 426 Sawyers Arms Road (Image F) 434 Sawyers Arms Road (Image G) 123 Gardiners Road (Image H) 141 Gardiners Road (Image I)	384 Sawyers Arms Road (FUZ or MRZ) 388 Sawyers Arms Road (FUZ or MRZ) 420 Sawyers Arms Road (FUZ or MRZ) 422 Sawyers Arms Road (FUZ or MRZ) 424 Sawyers Arms Road (FUZ or MRZ) 426 Sawyers Arms Road (FUZ or MRZ) 434 Sawyers Arms Road (FUZ or MRZ) 123 Gardiners Road (FUZ or MRZ) 141 Gardiners Road (FUZ or MRZ)	384 Sawyers Arms Road (RUFZ) 388 Sawyers Arms Road (RUFZ) 420 Sawyers Arms Road (RUFZ) 422 Sawyers Arms Road (RUFZ) 424 Sawyers Arms Road (RUFZ) 426 Sawyers Arms Road (RUFZ) 434 Sawyers Arms Road (RUFZ) 123 Gardiners Road (FUZ and RUFZ) 141 Gardiners Road (FUZ and RUFZ)	384 Sawyers Arms Road (RUFZ) 388 Sawyers Arms Road (RUFZ) 420 Sawyers Arms Road (RUFZ) 422 Sawyers Arms Road (RUFZ) 424 Sawyers Arms Road (RUFZ) 426 Sawyers Arms Road (RUFZ) 434 Sawyers Arms Road (RUFZ) 123 Gardiners Road (RNN and MRZ) 141 Gardiners Road (RNN and MRZ)	Reject Reject Reject Reject Reject Reject Reject Reject Reject	Rurally zoned sites, or proportion of sites, are not relevant residential zones and outside of the urban environment. Re-zoning these areas is considered out of scope. Undeveloped greenfield areas have been re-zoned to apply appropriate National Planning Standards zoning of FUZ. Council has demonstrated that beyond sufficient housing capacity is provided through PC14. Reference is made to evidence by Ms Oliver, Mr Scallan, and Mr Bayliss.

439	Jeff Vesey			Planning Maps > MRZ Zoning	439.2	Seek Amendment	That the area proposed to be Residential Suburban Zone under the Airport Noise Influence Area in Avonhead/Ilam be zoned Medium Density Residential Zone in line with the surrounding area and the National Policy Statement for Urban Development.	Residential Zone properties in Avonhead/Ilam under the Airport Noise Influence Area	MRZ	RS	RS	Reject	Residential sites beneath the Airport Noise Contour are proposed to retain operative zoning as a consequence of the qualifying matter.
805	Stuart Pearson for Waka Kotahi (NZ Transport Agency)	Waka Kotahi (NZ Transport Agency)		Planning Maps > MRZ Zoning	805.23	Seek Amendment	Update the Residential Suburban Zone properties subject to the Airport Noise Influence Area to the appropriate zoning required under the MDRS.	Residential Zone properties under the Airport Noise Influence Area	MRZ	RS	RS	Reject	Residential sites beneath the Airport Noise Contour are proposed to retain operative zoning as a consequence of the qualifying matter.
779	Glenda Duffell			Planning Maps > MRZ Zoning	779.1	Oppose	[Oppose intensification in areas with liquefaction risk]					Reject	Liquefaction risk of TC2 and TC3 is not considered a significant natural hazard risk, in accordance with s6(h).
579	Gareth Bailey			Planning Maps > MRZ Zoning	579.2	Seek Amendment	Exclude properties within waterway setbacks from MDRZ classification.					Reject	Council has applied a waterbody setback QM to manage development here. Re-zoning is not needed to manage such development.

583	Jaimita de Jongh			Planning Maps > MRZ Zoning	583.7	Seek Amendment	Seek that increased density is not allowed in areas that drain into the mid-Heathcote Ōpāwaho						Reject	Council has chosen to manage it's stormwater through Bylaws and can manage discharge on a case-by-case basis. Council is also subject to a city-wide stormwater discharge consent, managed by Canterbury Regional Council.
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Appendix E – HRZ-related zone requests and responses

No.	Name	Organisation	On Behalf Of	Category	Point No.	SupportOppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation
94	Rebecca Perkins			Planning Maps > HRZ Zoning	94.1	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.	HRZ areas close to Papanui Road	Not stated	HRZ	RS/RSDT/RMD	Reject
1044	Paul Scott on behalf of myself and my wife Linda Scott		myself and my wife Linda Scott	Planning Maps > HRZ Zoning	1044.1	Oppose	Oppose HRZ along St James Avenue, Papanui.	St James Avenue, Papanui	Not stated	HRZ	RS/RSDT	Reject

1050	Defyd Williams for Papanui Heritage Group on behalf of Papanui Heritage Group	Papanui Heritage Group	Papanui Heritage Group	Planning Maps > HRZ Zoning	1050.1	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).	HRZ land on St James Avenue, Dormer, Perry Street, Gambia Street, Halton Street, Tomes Road, and one side of Windermere Road	Not stated	St James Avenue, Dormer Street, Perry Street, Gambia Street - HRZ Halton Street - MRZ Tomes Road - MRZ/HRZ Windermere Road - HRZ on one side (MRZ on the other side)	St James Avenue - RS/RSDT Dormer Street - RS Perry Street - RS Gambia Street - RMD Halton Street - RS Tomes Road - RS Windermere Road - RS	Reject
206	Emma Wheeler			Planning Maps > HRZ Zoning	206.3	Seek Amendment	Removing St James Avenue and Windermere Road from the intensification plan.	St James Avenue and Windermere Road	Not stated	St James Avenue - HRZ Windermere Road - MRZ/HRZ	St James Avenue - RS/RSDT Windermere Road - RS	Reject
151	Defyd Williams for Papanui Heritage Group	Papanui Heritage Group		Planning Maps > HRZ Zoning	151.1	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, Paparao Street, Rayburn Avenue and Tomes Road.	HRZ land on St James Avenue, Windermere Road, Gambia Street, Dormer Street, Perry Street, Halton Street, Paparao Street, Rayburn Avenue and Tomes Road.	Not stated	St James Avenue - HRZ Windermere Road - MRZ/HRZ Gambia Street - HRZ Perry Street - HRZ Dormer Street - HRZ Halton Street - MRZ Paparao Street - MRZ/HRZ Rayburn Avenue - HRZ Tomes Road - MRZ/HRZ	St James Avenue - RS/RSDT Windermere Road - RS Gambia Street - RMD Perry Street - RS Dormer Street - RS Halton Street - RS Paparao Street - RS Rayburn Avenue - RS Tomes Road - RS	Reject

306	Matty Lovell			Planning Maps > HRZ Zoning	306.1	Seek Amendment	[That] St James Avenue, Papanui [is not zoned] High Density Residential.	St James Avenue, Papanui	Not HRZ	HRZ	RS/RSDT	Reject
61	Geoffrey Banks for Victoria Neighbourhood Association (VNA)	Victoria Neighbourhood Association (VNA)		Planning Maps > HRZ Zoning	61.43	Seek Amendment	Redraw the CCZ zone boundary to be the southern side of Victoria Square to be consistent with other CCZ boundary locations which do not include the park areas around the River Avon.					Reject
344	Luke Baker-Garters			Planning Maps > HRZ Zoning	344.17	Seek Amendment	Amend plan change 14 to zone all of the central city to mixed use zoning.					Reject
402	Justin Avi			Planning Maps > HRZ Zoning	402.4	Seek Amendment	Upzone the Future Urban Zone near the new North Halswell town centre to high density.	Future Urban Zone near the new North Halswell town centre	HRZ	FUZ	RNN	Accept in-part

242	Sandamali Ambepitiya for Property Council New Zealand	Property Council New Zealand		Planning Maps > HRZ Zoning	242.3	Seek Amendment	The Property Council support an increased height limit of 32 metres to areas immediately surrounding the central city. However, we recommend that this wording be changed back to how it was written in last year's consultation document i.e., "an increased height limit of 32 metres within a walkable catchment of 800m or 10 minutes" rather than "an increased height limit of 32 metres to areas immediately surrounding the central city".		HRZ 10-storey	HRZ 6-storey precinct and 10-storey HRZ area	RCC	Accept in-part
602	Devanh Patel			Planning Maps > HRZ Zoning	602.9	Support	[S]uggest council to push 35 stories instead of 10 in city centre.		HRZ 35-storey	10-storey HRZ area	RCC	Reject
121	Cameron Matthews			Planning Maps > HRZ Zoning	121.29	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.		HRZ	HRZ, MRZ, and Residential Banks Peninsula		Accept in-part
402	Justin Avi			Planning Maps > HRZ Zoning	402.7	Seek Amendment	Upgrade all the areas near the main bus routes (1,3,5,7 Orbiter) to High Density Residential Zone.		HRZ	HRZ and MRZ		Partially accept

67	Rachel Davies			Planning Maps > HRZ Zoning	67.19	Seek Amendment	Rezoned 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.		Unspecified	HRZ, MRZ, LCZ, CCZ		Partially accept
67	Rachel Davies			Planning Maps > HRZ Zoning	67.4	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.		Unspecified	HRZ, MRZ, LCZ, CCZ		Partially accept

67	Rachel Davies			Planning Maps > HRZ Zoning	67.6	Seek Amendment	Three storey housing should only be found in and close to the city centre, not in existing older suburban areas.		Unspecified	HRZ, MRZ, LCZ, CCZ		Partially accept
100	Mary Clay			Planning Maps > HRZ Zoning	100.2	Seek Amendment	Increases in density should be focused on the central city and around key hubs such as Riccarton or Northland		Unspecified	HRZ, MRZ, LCZ, CCZ		Partially accept

103	Damian Blogg			Planning Maps > HRZ Zoning	103.2	Seek Amendment	[That] increased density [is] focused on the central city and key hubs such as Riccarton or Northlands	Central City, Riccarton, and Northlands	Unspecified	HRZ, MRZ, LCZ, CCZ		Partially accept
104	Ann Clay			Planning Maps > HRZ Zoning	104.2	Seek Amendment	[That] increases in density [are] focused on the central city and around key hubs such as Riccarton or Northlands	Central City, Riccarton, and Northlands	Unspecified	HRZ, MRZ, LCZ, CCZ		Partially accept
130	Paul Cary			Planning Maps > HRZ Zoning	130.1	Oppose	That the High Density Residential Zone to be limited to the inner city and commercial areas as originally proposed.	Central City, Riccarton, and Northlands	HRZ	HRZ, MRZ, LCZ, CCZ		Accept
142	Sue Sunderland			Planning Maps > HRZ Zoning	142.1	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.	Central City, Riccarton, and Northlands	Unspecified	HRZ, MRZ, LCZ, CCZ		Partially accept

208	Amie Cocking			Planning Maps > HRZ Zoning	208.1	Oppose	Reject the rule changes that allow for higher intensity residential development outside of the inner city (Four Avenues).		Unspecified	HRZ, MRZ, LCZ, CCZ		Reject
233	Paul Clark			Planning Maps > HRZ Zoning	233.11	Support	Support high-density housing near the city and commercial centres.		Unspecified	HRZ		Accept
282	Brendan McLaughlin			Planning Maps > HRZ Zoning	282.1	Seek Amendment	No suburb should be classified as a High Density Residential Zone		Unspecified	HRZ		Reject
301	Shayne Andreasend			Planning Maps > HRZ Zoning	301.2	Seek Amendment	Restrict the High Density Zone to INSIDE the four avenues	Central City	Unspecified	HRZ, MRZ, LCZ, CCZ		Reject
316	Jo Jeffery			Planning Maps > HRZ Zoning	316.4	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.	Central City	Unspecified	HRZ, MRZ, LCZ, CCZ		Reject

321	George Hooft			Planning Maps > HRZ Zoning	321.3	Seek Amendment	[Retain existing residential zones, outside the four aves and other new designated areas]		Unspecified	HRZ, MRZ, LCZ, CCZ		Reject
323	Darryl Swann			Planning Maps > HRZ Zoning	323.2	Seek Amendment	Retain the operative District Plan zoning of land outside the Centre City.		Unspecified	HRZ, MRZ, LCZ, CCZ		Reject
433	John Dunford			Planning Maps > HRZ Zoning	433.2	Seek Amendment	That the whole zoning is restricted to the CBD areas within the four avenues.	CBD	Unspecified	HRZ, MRZ, LCZ, CCZ		Reject
437	David Allan			Planning Maps > HRZ Zoning	437.2	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.		Unspecified	HRZ, MRZ, LCZ, CCZ		Reject

440	Sandi Singh			Planning Maps > HRZ Zoning	440.6	Support	Support the location of high density residential zone near the centre city.		Unspecified	HRZ		Accept
454	Steve Hanson			Planning Maps > HRZ Zoning	454.1	Seek Amendment	That 3-6 story buildings are enabled in the CBD only.	CBD	Unspecified	HRZ, MRZ, LCZ, CCZ		Reject
465	Stuart Roberts			Planning Maps > HRZ Zoning	465.3	Seek Amendment	[Limit extent of HRZ to within the four avenues]	Central City	Unspecified	HRZ, MRZ, LCZ, CCZ		Reject
605	Benjamin Wilton			Planning Maps > HRZ Zoning	605.5	Seek Amendment	Limit intensification as described to within a 1.2km radius of the Christchurch CBD.		Unspecified	HRZ, MRZ, LCZ, CCZ		Reject

638	Garth Wilson for Central Riccarton Residents' Association Inc	Central Riccarton Residents' Association Inc		Planning Maps > HRZ Zoning	638.4	Seek Amendment	[That intensification is only enabled] in the Central City, defined as The Core and The Frame.	Central City Core and Frame	Unspecified	HRZ, MRZ, LCZ, CCZ		Reject
666	Cooper Mallett			Planning Maps > HRZ Zoning	666.3	Seek Amendment	Make all the tall buildings in the middle of the city.		Unspecified	HRZ, MRZ, LCZ, CCZ		Reject
718	Gareth Holler			Planning Maps > HRZ Zoning	718.11	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.	Central City	Unspecified	HRZ, MRZ, LCZ, CCZ		Reject
861	Julie Robertson-Steel			Planning Maps > HRZ Zoning	861.3	Seek Amendment	Seek amendment to keep high density residential development area within the Four Avenues.	Central City	Unspecified	HRZ, MRZ, LCZ, CCZ		Reject

864	Douglas Corbett			Planning Maps > HRZ Zoning	864.6	Seek Amendment	High Density housing in Central City only	Central City	Unspecified	HRZ, MRZ, LCZ, CCZ		Reject
889	Susanne Elizabeth Hill			Planning Maps > HRZ Zoning	889.1	Support	Supports HRZ near city centre, opposes location in outer suburbs.		Unspecified	HRZ, MRZ, LCZ, CCZ		Partially accept
892	Wayne Robertson			Planning Maps > HRZ Zoning	892.1	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	Central City	Unspecified	HRZ, MRZ, LCZ, CCZ		Reject
333	Eric Ackroyd			Planning Maps > HRZ Zoning	333.4	Seek Amendment	That higher density housing development be prioritised in the city centre ahead of other residential zones.	Central City	Unspecified	HRZ, MRZ, LCZ, CCZ		Partially accept

771	Sarah Griffin			Planning Maps > HRZ Zoning	771.1	Seek Amendment	[Limit HRZ to] an area which makes more sense, such as central Riccarton and the outskirts of the immediate city.		Unspecified	HRZ, MRZ, LCZ, CCZ		Partially accept
55	Tobias Meyer			Planning Maps > HRZ Zoning	55.9	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.		HRZ - increased	HRZ, MRZ, LCZ, CCZ		Partially accept

114	Connor McIver			Planning Maps > HRZ Zoning	114.4	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.					Partially accept
351	Jono de Wit			Planning Maps > HRZ Zoning	351.7	Seek Amendment	[T]he walkable catchment distances from town centres should be increased					Partially accept
351	Jono de Wit			Planning Maps > HRZ Zoning	351.9	Seek Amendment	The area north of Riccarton road and west of Straven Road should be HRZ not MRZ	north of Riccarton road and west of Straven Road	HRZ	MRZ	RS	Reject
743	Matthew Gibbons			Planning Maps > HRZ Zoning	743.8	Seek Amendment	Zone more HDZ.		HRZ			Reject

805	Stuart Pearson for Waka Kotahi (NZ Transport Agency)	Waka Kotahi (NZ Transport Agency)		Planning Maps > HRZ Zoning	805.38	Seek Amendment	Increase the walkable catchment to 1500m.						Partially accept
905	Declan Bransfield			Planning Maps > HRZ Zoning	905.2	Seek Amendment	[That all areas in Riccarton and] around Deans Bush be [zoned] High Density [Residential]	Area around Riccarton Bush	HRZ	RS/RMZ	RS/RMD		Reject
15	Martin Jones			Planning Maps > HRZ Zoning	15.3	Seek Amendment	Do not zone Cashmere View Street or surrounds as High Density Residential Zone.		Unspecified	MRZ	RS		Accept

122	Philip Rance			Planning Maps > HRZ Zoning	122.2	Oppose	Opposes the increased level of housing intensification in areas indicated by the Council.		Unspecified	HRZ, MRZ, LCZ, CCZ		Reject
252	Phil Ainsworth			Planning Maps > HRZ Zoning	252.4	Seek Amendment	[Do not have Medium and High Density Residential Zones in Hornby]		Unspecified	HRZ, MRZ, LCZ, CCZ		Reject
452	Carolyn Mulholland			Planning Maps > HRZ Zoning	452.4	Oppose	Opposes Medium and/or High Density Residential zoning in Amyes Road, Hornby	Residential zoning in Amyes Road, Hornby	Unspecified	HRZ / MRZ	RS /RMD / RSDT	Reject

480	Selma Claridge			Planning Maps > HRZ Zoning	480.3	Seek Amendment	[That] Harris Crescent [Papanui, retains its operative zoning instead of High Density Residential]	Harris Crescent, Papanui	Residential Suburban Zone	HRZ	Residential Suburban Zone	Reject
708	Lauren Gibson			Planning Maps > HRZ Zoning	708.5	Oppose	[Opposes intensification plan change and in particular for 19a Russell Street]	19a Russell Street	Unspecified	HRZ		Reject
757	Kay and Megan Mintrom and Pearce			Planning Maps > HRZ Zoning	757.1	Oppose	Retain existing zoning of 30 Sawtell Place, Northcote.	30 Sawtell Place, Northcote	Residential Suburban Zone	HRZ	Residential Suburban Zone	Reject

761	Mark Thompson			Planning Maps > HRZ Zoning	761.1	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.	South of Bealey Avenue, Central City	Unspecified	HRZ / MRZ / CCMUZ / CCZ	RCC / CCMU / CB	Reject
807	Howard Pegram			Planning Maps > HRZ Zoning	807.4	Oppose	Remove blanket MDRS across the city.		Unspecified	HRZ, MRZ, LCZ, CCZ		Reject
852	Jo Appleyard for Christchurch International Airport Limited (CIAL)	Christchurch International Airport Limited (CIAL)		Planning Maps > HRZ Zoning	852.3	Seek Amendment	Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.		Unspecified	HRZ, MRZ, LCZ, CCZ		Reject
870	Susanne Antill			Planning Maps > HRZ Zoning	870.19	Oppose	Oppose replacing existing residential zones in the city with two new ones - a medium density zone and a high density zone.		Unspecified	HRZ, MRZ, LCZ, CCZ		Reject

1076	Dorothy Lovell-Smith			Planning Maps > HRZ Zoning	1076.2	Oppose	Oppose intensification in the Hornby area.		Unspecified	HRZ, MRZ, LCZ, CCZ		Reject
2002	Daphne Robinson			Planning Maps > HRZ Zoning	2002.2	Oppose	Oppose intensification in leafy suburbs such as Strowan.	Strowan area	Unspecified	HRZ, MRZ, LCZ, CCZ	RS / CL	Reject
52	Gavin Keats			Planning Maps > HRZ Zoning	52.6	Oppose	Opposes the extent of the High and Medium Density Residential Zones around commercial centres.		Unspecified	HRZ, MRZ, LCZ, CCZ		Reject

67	Rachel Davies			Planning Maps > HRZ Zoning	67.21	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).		Unspecified			Reject
78	Linda Blake			Planning Maps > HRZ Zoning	78.4	Seek Amendment	Opposes requiring all building development in the Merivale HRZ zone to meet a minimum of 2 storeys	HRZ land in Merivale	Unspecified	HRZ	RS	Reject

84	Alice Mckenzie			Planning Maps > HRZ Zoning	84.2	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.	Old Sales Yard area - 25 Deans Avenue, Addington	Unspecified	HRZ	RMD	Reject
102	Zhijian Wang			Planning Maps > HRZ Zoning	102.2	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>		Unspecified	HRZ, MRZ, LCZ, CCZ		Reject

166	Lindsay Sandford			Planning Maps > HRZ Zoning	166.1	Seek Amendment	Zoning should be introduced in a staged manner. Using Leicester Crescent in Halswell 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.					Reject
199	Joshua Wight			Planning Maps > HRZ Zoning	199.5	Seek Amendment	Oppose restrictions on buildings above 14 m.		Unspecified			Reject

205	Graham Robinson for Addington Neighbourhood Association	Addington Neighbourhood Association		Planning Maps > HRZ Zoning	205.37	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.	Brougham Street between Waltham Road and Barrington Street	Unspecified	MRZ / MUZ / LCZ	RMD / IG / CC	Reject
220	Martin Snelson			Planning Maps > HRZ Zoning	220.2	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	HRZ land surrounding North Halswell Town Centre	Unspecified	HRZ	RNN	Reject
221	Cynthia Snelson			Planning Maps > HRZ Zoning	221.2	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	HRZ land surrounding North Halswell Town Centre	Unspecified	HRZ	RNN	Reject
232	Kurt Higgison			Planning Maps > HRZ Zoning	232.2	Oppose	Opposes developments in already built areas and seeks that new development areas grow into new areas,		Unspecified	HRZ, MRZ, LCZ, CCZ		Reject

287	Mark Nichols			Planning Maps > HRZ Zoning	287.3	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.					Reject
320	Mark Figgitt			Planning Maps > HRZ Zoning	320.2	Oppose	[Oppose the High Density Residential Zoning] and ensure that all high density is consented and checked for compliance across the Board.		Unspecified	HRZ, MRZ, LCZ, CCZ		Reject
67	Rachel Davies			Planning Maps > HRZ Zoning	67.17	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.		Unspecified			Reject

39	Dr Lynette Hardie Wills for Ilam and Upper Riccarton Residents' Association, Inc.,	Ilam and Upper Riccarton Residents' Association, Inc.,		Planning Maps > HRZ Zoning	39.1	Oppose	Oppose inclusion of land around the Bush Inn Shopping and Commercial Centre in Upper Riccarton in the High Density Residential Zone.	HRZ land around Bush Inn commercial centre, Upper Riccarton	Unspecified	HRZ	RS / RSDT	Reject
47	Laura Cary			Planning Maps > HRZ Zoning	47.4	Oppose	Oppose the introduction of the High Density Residential Zone.		Unspecified	HRZ, MRZ, LCZ, CCZ		Reject

74	Tony Rider			Planning Maps > HRZ Zoning	74.3	Seek Amendment	Amend and reduce intensification around Bush Inn/Church Corner	HRZ land around Bush Inn/Church Corner	Unspecified	HRZ	RS / RSDT	Reject
75	Sheila McLaughlin			Planning Maps > HRZ Zoning	75.1	Oppose	[That the area west of Riccarton Mall not be zoned High Density Residential - retain current zoning]	West of Riccarton Mall	RSDT / RMD	HRZ	RSDT / RMD	Reject
105	Jenny Smith for Te Whare Roimata	Te Whare Roimata		Planning Maps > HRZ Zoning	105.1	Seek Amendment	[Remove High Density Residential zoning in Inner City East]	HRZ land in Inner City East	Unspecified	HRZ	RCC	Reject

108	Charles Etherington			Planning Maps > HRZ Zoning	108.1	Oppose	Remove High Density Residential zoning in the inner suburbs		Unspecified	HRZ		Reject
132	Tiffany Boyle			Planning Maps > HRZ Zoning	132.2	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.		Unspecified	HRZ		Reject
158	Susan Thomas			Planning Maps > HRZ Zoning	158.2	Seek Amendment	[Remove HRZ in Dallington]	HRZ land in Dallington	Unspecified	HRZ	RS / RMD	Reject

160	Simon Smith			Planning Maps > HRZ Zoning	160.1	Oppose	It is requested that the proposed rezoning of the eastern portion of Strowan to High Density Residential is rejected.	Eastern portion of Strowan bound by Watford Street (West), Normans Road (South), Papanui Road (East) and Bligh's Road (North)	Unspecified	HRZ except 399 Papanui Road (MRZ)	RS	Reject
216	Russell Wills			Planning Maps > HRZ Zoning	216.1	Seek Amendment	[No High Density Residential zone in Hornby]	HRZ land in Hornby	Unspecified	HRZ	RS / RSDT / RMD	Reject

236	Susan Barrett			Planning Maps > HRZ Zoning	236.4	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)		Unspecified			Reject
1023	Cyril Warren Price			Planning Maps > HRZ Zoning	1023.3	Seek Amendment	Seek that Paparoa Street, Papanui, Christchurch become part of a Residential Suburban Zone restricted to urban residential living.	Paparoa Street, Papanui	Residential Suburban Zone	HRZ, MRZ	RS	Reject
335	Lorraine Wilmshurst			Planning Maps > HRZ Zoning	335.6	Seek Amendment	[That] suburban areas [are not zoned] High Density Residential		Unspecified			Reject

426	Pat Mason			Planning Maps > HRZ Zoning	426.1	Seek Amendment	[That the] existing suburbs [are not zoned for High Density]		Unspecified			Reject
467	Jillian Schofield			Planning Maps > HRZ Zoning	467.1	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.		Unspecified	HRZ		Reject
498	Hone Johnson			Planning Maps > HRZ Zoning	498.2	Oppose	Oppose all higher density zoning changes		Unspecified			Reject
677	Donna Kenton-Smith			Planning Maps > HRZ Zoning	677.2	Oppose	[Opposes] the planned intensification plans for Merivale.	Merivale area	Unspecified	MRZ / HRZ	RS / RSDT / RMD	Reject

686	Robyn Thomson			Planning Maps > HRZ Zoning	686.2	Seek Amendment	Riccarton is rezoned Medium Density Residential	Riccarton	MRZ	MRZ / HRZ	RS / RSDT / RMD	Reject
692	David Murison			Planning Maps > HRZ Zoning	692.9	Seek Amendment	[I]dentify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as MRZ not HRZ as proposed in PC14, as the impact on infrastructure demand and amenity values under HRZ is significantly greater than under MRZ.	Eastern portion of Strowan bound by Watford Street (West), Normans Road (South), Papapai Road (East) and Bligh's Road (North)	MRZ	HRZ except 399 Papanui Road (MRZ)	RS	Reject

693	Henri Murison			Planning Maps > HRZ Zoning	693.9	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.	Eastern portion of Strowan bound by Watford Street (West), Normans Road (South), Papanui Road (East) and Bligh's Road (North)	MRZ	HRZ except 399 Papanui Road (MRZ)	RS	Reject
711	Andrea Williams			Planning Maps > HRZ Zoning	711.2	Oppose	Amend residential zoning in Hornby from HDZ and MDZ to RS.	Hornby area	Residential Suburban Zone	HRZ, MRZ	RS / RSDT / RMD	Reject
755	Margaret Stewart			Planning Maps > HRZ Zoning	755.2	Oppose	Remove High Density Residential zoning.		Unspecified	HRZ		Reject

788	Marc Duff			Planning Maps > HRZ Zoning	788.10	Support	Supports MRZ zoning in Hornby. Change HRZ to MRZ zoning.	HRZ land in Hornby	MRZ	MRZ	RS / RSDT / RMD	Reject
871	Scott Tindall			Planning Maps > HRZ Zoning	871.1	Seek Amendment	[That the Hornby area is not zoned HRZ]	HRZ land in Hornby	Unspecified	MRZ	RS / RSDT / RMD	Reject
902	Helen Broughton for Waipuna Halswell-Hornby-Riccarton Community Board	Waipuna Halswell-Hornby-Riccarton Community Board		Planning Maps > HRZ Zoning	902.2	Seek Amendment	[That HRZ is not applied to any area currently zoned Residential Suburban, Residential Medium Density or Residential Suburban Density Transition]		Unspecified	HRZ		Reject

902	Helen Broughton for Waipuna Halswell-Hornby-Riccarton Community Board	Waipuna Halswell-Hornby-Riccarton Community Board		Planning Maps > HRZ Zoning	902.32	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].	Riccarton Bush area	Suburban Density Zoning	RS/MRZ	RS/RMD	Reject
66	Lisa Fabri			Planning Maps > HRZ Zoning	66.1	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.	John Paterson Drive	MRZ or HRZ	RuUF	RuUF	Reject
68	Darren Fabri			Planning Maps > HRZ Zoning	68.2	Seek Amendment	Rezone John Paterson Drive from rural to residential.	John Paterson Drive	MRZ or HRZ	RuUF	RuUF	Reject

222	Claire Mulcock for Deans Avenue Precinct Society Inc.	Deans Avenue Precinct Society Inc.		Planning Maps > HRZ Zoning	222.4	Support	Support these areas being High Density Residential zoning on planning maps 31 and 38: <ul style="list-style-type: none"> • the "Old Saleyards" block from south side of Mayfair to Lester • The Residential Guest Accommodation block (Chateau on the Park etc) • Properties with a boundary on Riccarton Road 	Old Saleyard (25 Deans Road) RGA Block (Chateau on the Park etc) Properties with a boundary on Riccarton Road	HRZ	Old Saleyard (25 Deans Road) - HRZ RGA Block (Chateau on the Park etc) - RGA Properties with a boundary on Riccarton Road - MRZ / HRZ	Old Saleyard (25 Deans Road) - RMD RGA Block (Chateau on the Park etc) - RGA Properties with a boundary on Riccarton Road - RS / RSDT / RMD	Accept in-part
261	Maia Gerard			Planning Maps > HRZ Zoning	261.11	Support	Support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
262	Alfred Lang			Planning Maps > HRZ Zoning	262.9	Support	Support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
263	Harley Peddie			Planning Maps > HRZ Zoning	263.9	Support	Support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
264	Aaron Tily			Planning Maps > HRZ Zoning	264.11	Support	Supports high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
265	John Bryant			Planning Maps > HRZ Zoning	265.11	Support	Support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept

266	Alex Hobson			Planning Maps > HRZ Zoning	266.11	Support	Support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
267	Justin Muirhead			Planning Maps > HRZ Zoning	267.11	Support	Support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
268	Clare Marshall			Planning Maps > HRZ Zoning	268.11	Support	Support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
269	Yvonne Gilmore			Planning Maps > HRZ Zoning	269.11	Support	Supports high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
270	Rob Harris			Planning Maps > HRZ Zoning	270.11	Support	Support high-density housing near the city and commercial centres		HRZ	HRZ		Accept
271	Pippa Marshall			Planning Maps > HRZ Zoning	271.11	Support	[Support[s] high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
273	Ian Chesterman			Planning Maps > HRZ Zoning	273.11	Support	[Support[s] high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
274	Robert Fleming			Planning Maps > HRZ Zoning	274.11	Support	[Support[s] high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
283	Damon Ross			Planning Maps > HRZ Zoning	283.1	Support	[Retain High Density Residential Zoning in the Papanui area]		HRZ	HRZ		Accept

384	Christopher Seay			Planning Maps > HRZ Zoning	384.11	Support	[S]upport[s] high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
387	Christopher Henderson			Planning Maps > HRZ Zoning	387.11	Support	[S]upport[s] high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
389	Emma Coumbe			Planning Maps > HRZ Zoning	389.9	Support	[S]upport[s] high-density housing near the city and commercial centres		HRZ	HRZ		Accept
391	Ezra Holder			Planning Maps > HRZ Zoning	391.11	Support	[S]upport[s] high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
392	Ella McFarlane			Planning Maps > HRZ Zoning	392.11	Support	[S]upport[s] high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
393	Sarah Laxton			Planning Maps > HRZ Zoning	393.11	Support	[S]upport[s] high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
394	Lesley Kettle			Planning Maps > HRZ Zoning	394.10	Support	[S]upport[s] high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
395	Emily Lane			Planning Maps > HRZ Zoning	395.11	Support	[S]upport[s] high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
416	Anake Goodall			Planning Maps > HRZ Zoning	416.4	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.		HRZ	HRZ		Accept
418	Zoe McLaren			Planning Maps > HRZ Zoning	418.3	Support	[S]upport[s] the changes to replace zones with medium/high density zones.		HRZ	HRZ		Accept
425	Tom King			Planning Maps > HRZ Zoning	425.3	Support	[S]upport[s] changes to manage and set controls/requirements around increasing housing density, particularly in suburban area's.		HRZ	HRZ		Accept

476	Rob Seddon-Smith			Planning Maps > HRZ Zoning	476.2	Support	[S]upport[s] the planned areas of intensification.		HRZ	HRZ		Accept
503	Jamie Lang			Planning Maps > HRZ Zoning	503.11	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.		HRZ	HRZ		Accept
505	Jarred Bowden			Planning Maps > HRZ Zoning	505.4	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.		HRZ	HRZ		Accept
507	Paul Young			Planning Maps > HRZ Zoning	507.8	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.		HRZ	HRZ		Accept
510	Ewan McLennan			Planning Maps > HRZ Zoning	510.5	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.		HRZ	HRZ		Accept
512	Harrison McEvoy			Planning Maps > HRZ Zoning	512.12	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.		HRZ	HRZ		Accept
515	Zachary Freiberg			Planning Maps > HRZ Zoning	515.11	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.		HRZ	HRZ		Accept
516	Jessica Nimmo			Planning Maps > HRZ Zoning	516.11	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.		HRZ	HRZ		Accept
517	Alex McNeill			Planning Maps > HRZ Zoning	517.11	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.		HRZ	HRZ		Accept

519	James Carr			Planning Maps > HRZ Zoning	519.4	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.		HRZ	HRZ		Accept
520	Amelie Harris			Planning Maps > HRZ Zoning	520.11	Support	I support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
521	Thomas Garner			Planning Maps > HRZ Zoning	521.11	Support	I support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
522	Lisa Smalles			Planning Maps > HRZ Zoning	522.11	Support	I support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
523	Adam Currie			Planning Maps > HRZ Zoning	523.4	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.		HRZ	HRZ		Accept
524	Daniel Tredinnick			Planning Maps > HRZ Zoning	524.11	Support	Supports high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
525	Gideon Hodge			Planning Maps > HRZ Zoning	525.11	Support	[Retain] high density [zoning] near the city and commercial centres.		HRZ	HRZ		Accept
527	Kaden Adlington			Planning Maps > HRZ Zoning	527.11	Support	Support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
529	Daniel Carter			Planning Maps > HRZ Zoning	529.11	Support	Support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept

531	Claire Cox			Planning Maps > HRZ Zoning	531.4	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.		HRZ	HRZ		Accept
532	Albert Nisbet			Planning Maps > HRZ Zoning	532.10	Support	[Retain proposed extent of high density residential zones]		HRZ	HRZ		Accept
533	Frederick Markwell			Planning Maps > HRZ Zoning	533.11	Support	[Supports] high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
537	Matt Johnston			Planning Maps > HRZ Zoning	537.9	Support	Supports high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
538	Barnaba Auia			Planning Maps > HRZ Zoning	538.4	Support	Support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
539	Lucy Hayes			Planning Maps > HRZ Zoning	539.4	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.		HRZ	HRZ		Accept
545	James Hoare			Planning Maps > HRZ Zoning	545.3	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.		HRZ	HRZ		Accept
546	Benjamin Maher			Planning Maps > HRZ Zoning	546.4	Support	Support High Density housing.		HRZ	HRZ		Accept
547	Amanda Ng			Planning Maps > HRZ Zoning	547.4	Support	[S]upport high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
548	Ethan Gullery			Planning Maps > HRZ Zoning	548.4	Support	[S]upport high-density housing near the city and commercial centres.		HRZ	HRZ		Accept

549	Tineek Corin			Planning Maps > HRZ Zoning	549.4	Support	[S]upport high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
550	Sam Mills			Planning Maps > HRZ Zoning	550.4	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.		HRZ	HRZ		Accept
551	Henry Seed			Planning Maps > HRZ Zoning	551.4	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.		HRZ	HRZ		Accept
552	David Moore			Planning Maps > HRZ Zoning	552.4	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.		HRZ	HRZ		Accept
553	Josh Flores			Planning Maps > HRZ Zoning	553.12	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.		HRZ	HRZ		Accept
554	Fraser Beckwith			Planning Maps > HRZ Zoning	554.12	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.		HRZ	HRZ		Accept
555	James Cunniffe			Planning Maps > HRZ Zoning	555.12	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.		HRZ	HRZ		Accept
557	Peter Beswick			Planning Maps > HRZ Zoning	557.8	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.		HRZ	HRZ		Accept
558	Jan-Yves Ruzicka			Planning Maps > HRZ Zoning	558.8	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.		HRZ	HRZ		Accept
558	Jan-Yves Ruzicka			Planning Maps > HRZ Zoning	558.9	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.		HRZ	HRZ		Accept

559	Mitchell Tobin			Planning Maps > HRZ Zoning	559.12	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.		HRZ	HRZ		Accept
559	Mitchell Tobin			Planning Maps > HRZ Zoning	559.14	Support	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.		HRZ	HRZ		Accept
560	Reece Pomeroy			Planning Maps > HRZ Zoning	560.12	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.		HRZ	HRZ		Accept
560	Reece Pomeroy			Planning Maps > HRZ Zoning	560.14	Seek Amendment	[S]eek that the council enable 6 to 10 storeys for residential buildings near commercial centres.		HRZ	HRZ		Accept
562	Rob McNeur			Planning Maps > HRZ Zoning	562.14	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.		HRZ	HRZ		Accept
563	Peter Cross			Planning Maps > HRZ Zoning	563.10	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.		HRZ	HRZ		Accept
565	Angela Nathan			Planning Maps > HRZ Zoning	565.11	Support	Supports high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
566	Bruce Chen			Planning Maps > HRZ Zoning	566.10	Support	Supports high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
568	Hazel Shanks			Planning Maps > HRZ Zoning	568.11	Support	Supports high-density housing near the city and commercial centers.		HRZ	HRZ		Accept
570	Christine Albertson			Planning Maps > HRZ Zoning	570.11	Support	[Supports] high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
571	James Harwood			Planning Maps > HRZ Zoning	571.11	Support	[Supports] high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
571	James Harwood			Planning Maps > HRZ Zoning	571.33	Support	I support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept

572	Yu Kai Lim			Planning Maps > HRZ Zoning	572.11	Support	[Supports] high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
573	Jeff Louttit			Planning Maps > HRZ Zoning	573.11	Support	[Seeks] high-density housing near the city and commercial centres[be retained].		HRZ	HRZ		Accept
574	Henry Bersani			Planning Maps > HRZ Zoning	574.11	Support	[Seeks] high-density housing near the city and commercial centres [be retained].		HRZ	HRZ		Accept
575	Jeremy Ditzel			Planning Maps > HRZ Zoning	575.11	Support	[Seeks high-density housing near the city and commercial centres [be retained].		HRZ	HRZ		Accept
576	Juliette Sargeant			Planning Maps > HRZ Zoning	576.7	Support	Retain high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
577	James Robinson			Planning Maps > HRZ Zoning	577.12	Support	Support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
578	Jamie Dawson			Planning Maps > HRZ Zoning	578.11	Support	Support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
586	Joe Clowes			Planning Maps > HRZ Zoning	586.5	Support	[Support[s] high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
587	Ciaran Mee			Planning Maps > HRZ Zoning	587.11	Support	Support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
588	David Lee			Planning Maps > HRZ Zoning	588.11	Support	I support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
589	Krystal Boland			Planning Maps > HRZ Zoning	589.11	Support	Support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
590	Todd Hartshorn			Planning Maps > HRZ Zoning	590.11	Support	I support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
591	Helen Jacka			Planning Maps > HRZ Zoning	591.11	Support	Support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept

594	Hao Ning Tan			Planning Maps > HRZ Zoning	594.3	Seek Amendment	Seek that the Council enables 6 to 10 storeys for residential buildings near commercial centres.		HRZ	HRZ		Accept
595	Logan Sanko			Planning Maps > HRZ Zoning	595.9	Support	[Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres		HRZ	HRZ		Accept
596	Hayley Woods			Planning Maps > HRZ Zoning	596.9	Support	[Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.		HRZ	HRZ		Accept
597	Karl Moffatt-Vallance			Planning Maps > HRZ Zoning	597.9	Support	[Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.		HRZ	HRZ		Accept
598	Caleb Sixtus			Planning Maps > HRZ Zoning	598.9	Support	[Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.		HRZ	HRZ		Accept
600	Maggie Lawson			Planning Maps > HRZ Zoning	600.5	Support	[Retain proposed extent of high density residential zones]		HRZ	HRZ		Accept
601	Jack Hobern			Planning Maps > HRZ Zoning	601.9	Support	[Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.		HRZ	HRZ		Accept
603	Evan Ross			Planning Maps > HRZ Zoning	603.9	Support	[Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.		HRZ	HRZ		Accept
604	Daniel Morris			Planning Maps > HRZ Zoning	604.9	Support	[Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.		HRZ	HRZ		Accept
606	Alanna Reid			Planning Maps > HRZ Zoning	606.9	Support	[Seek that the council enable 6 to 10 storeys for residential buildings near commercial centres.		HRZ	HRZ		Accept
612	Hamish McLeod			Planning Maps > HRZ Zoning	612.8	Support	[Retain proposed extent of High Density Residential zones]		HRZ	HRZ		Accept

613	Noah Simmonds			Planning Maps > HRZ Zoning	613.8	Support	[Retain proposed extent of High Density Residential zones]		HRZ	HRZ		Accept
622	Ella Herriot			Planning Maps > HRZ Zoning	622.7	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.		HRZ	HRZ		Accept
623	Peter Dobbs			Planning Maps > HRZ Zoning	623.9	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.		HRZ	HRZ		Accept
624	Daniel Scott			Planning Maps > HRZ Zoning	624.10	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.		HRZ	HRZ		Accept
628	Tom Crawford			Planning Maps > HRZ Zoning	628.8	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.		HRZ	HRZ		Accept
631	Matt Pont			Planning Maps > HRZ Zoning	631.4	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.		HRZ	HRZ		Accept
634	Georgia Palmer			Planning Maps > HRZ Zoning	634.6	Seek Amendment	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.		HRZ	HRZ		Accept
637	James Ballantine			Planning Maps > HRZ Zoning	637.5	Support	Support High Density Zone near city and commercial centres.		HRZ	HRZ		Accept

639	Rory Evans Fee			Planning Maps > HRZ Zoning	639.4	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.		HRZ	HRZ		Accept
643	Keegan Phipps			Planning Maps > HRZ Zoning	643.11	Support	I support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
646	Archie Manur			Planning Maps > HRZ Zoning	646.11	Support	Supports high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
655	Daymian Johnson			Planning Maps > HRZ Zoning	655.11	Support	Support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
656	Francesca Teague-Wytenburg			Planning Maps > HRZ Zoning	656.11	Support	High-density residential buildings near the city and commercial centers.		HRZ	HRZ		Accept
658	Ben Thorpe			Planning Maps > HRZ Zoning	658.4	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.		HRZ	HRZ		Accept

661	Edward Parkes			Planning Maps > HRZ Zoning	661.4	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.		HRZ	HRZ		Accept
662	Bryce Harwood			Planning Maps > HRZ Zoning	662.4	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.		HRZ	HRZ		Accept
696	Terence Sissons			Planning Maps > HRZ Zoning	696.3	Seek Amendment	Limit the HDRZ to the central city area and provide for MDRZs around the suburban shopping centres		HRZ and MRZ	HRZ, MRZ		Accept in-part

713	Girish Ramlugun			Planning Maps > HRZ Zoning	713.11	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.		HRZ	HRZ		Accept
714	Russell Stewart			Planning Maps > HRZ Zoning	714.7	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.		HRZ	HRZ		Accept
715	Sara Campbell			Planning Maps > HRZ Zoning	715.11	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.		HRZ	HRZ		Accept
717	Jonty Coulson			Planning Maps > HRZ Zoning	717.11	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.		HRZ	HRZ		Accept
719	Andrew Cockburn			Planning Maps > HRZ Zoning	719.11	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.		HRZ	HRZ		Accept
721	Ethan Pasco			Planning Maps > HRZ Zoning	721.4	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.		HRZ	HRZ		Accept
724	Alan Murphy			Planning Maps > HRZ Zoning	724.8	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.		HRZ	HRZ		Accept

727	Birdie Young			Planning Maps > HRZ Zoning	727.6	Support	[Retain] high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
733	Michael Hall			Planning Maps > HRZ Zoning	733.13	Support	[Retain] high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
738	Pim Van Duin			Planning Maps > HRZ Zoning	738.10	Support	I support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
752	Amanda Smithies			Planning Maps > HRZ Zoning	752.11	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.		HRZ	HRZ		Accept
753	Piripi Baker			Planning Maps > HRZ Zoning	753.11	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.		HRZ	HRZ		Accept
754	Alex Shaw			Planning Maps > HRZ Zoning	754.11	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.		HRZ	HRZ		Accept
768	Mark Darbyshire			Planning Maps > HRZ Zoning	768.4	Support	Supports HRZ near commercial centres as proposed.		HRZ	HRZ		Accept

808	Josh Garmonsway			Planning Maps > HRZ Zoning	808.6	Seek Amendment	[S]eek[s] that council enable 6 to 10 storeys for residential buildings near commerical centres.		HRZ	HRZ		Accept
827	Anita Collie for MGZ Investments Limited	MGZ Investments Limited		Planning Maps > HRZ Zoning	827.4	Support	Approve plan change in line with NPS-UD		HRZ	HRZ		Accept
837	Sylvia Maclaren			Planning Maps > HRZ Zoning	837.11	Support	[Supports] high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
1049	Dylan Lange			Planning Maps > HRZ Zoning	1049.11	Support	Support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
846	Lauren Bonner			Planning Maps > HRZ Zoning	846.8	Support	[S]upports high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
847	Will Struthers			Planning Maps > HRZ Zoning	847.11	Support	I support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
877	Ed Leeston for Otautahi Community Housing Trust	Otautahi Community Housing Trust		Planning Maps > HRZ Zoning	877.2	Support	Retain HRZ over areas where HRZ is proposed in PC14 as notified.		HRZ	HRZ		Accept
254	Emma Besley			Planning Maps > HRZ Zoning	254.4	Support	[S]upport high-density housing near the city and commercial centres.		HRZ	HRZ		Accept

839	Jacinta O'Reilly			Planning Maps > HRZ Zoning	839.11	Support	[Supports] high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
840	Rosa Shaw			Planning Maps > HRZ Zoning	840.11	Support	[Supports] high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
841	Jess Gaisford			Planning Maps > HRZ Zoning	841.7	Support	I support high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
843	Allan Taunt			Planning Maps > HRZ Zoning	843.11	Support	[S]eek[s] that the council enable 6 to 10 storeys for residential buildings near commercial centres.		HRZ	HRZ		Accept
844	Hayden Smythe			Planning Maps > HRZ Zoning	844.11	Support	[S]upports high-density housing near the city and commercial centres.		HRZ	HRZ		Accept
845	Christopher Evan			Planning Maps > HRZ Zoning	845.6	Oppose	[Seeks that] Christchurch City Council accepts the new Government rules and laws		HRZ	HRZ		Accept
1042	Mark Enfield			Planning Maps > HRZ Zoning	1042.1	Support	Support the zoning of HRZ on Bampton Street, Dallington.	HRZ land on Bampton Street, Dallington	HRZ	HRZ	RS / RMD	Accept

188	Tony Simons for Riccarton Bush - Kilmarnock Residents' Association	Riccarton Bush - Kilmarnock Residents' Association		Planning Maps > HRZ Zoning	188.19	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.		Unspecified			Partially accept
237	Marjorie Manthei			Planning Maps > HRZ Zoning	237.2	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.	Salisbury Street to Bealey Avenue	Unspecified	HRZ	RCC	Reject

731	Heather McVicar			Planning Maps > HRZ Zoning	731.1	Oppose	Remove the 'walkable catchment of the city centre' from Salisbury Street to Bealey Ave, including Peacock Street.	Salisbury Street to Bealey Avenue	Unspecified	HRZ	RCC	Reject
859	Fiona McCarthy for Ministry of Housing and Urban Development	Ministry of Housing and Urban Development		Planning Maps > HRZ Zoning	859.12	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.					Partially accept
914	Julie Comfort for Davie Lovell-Smith Ltd	Davie Lovell-Smith Ltd		Planning Maps > HRZ Zoning	914.1	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].					Partially accept

78	Linda Blake			Planning Maps > HRZ Zoning	78.5	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.					Reject
140	Colin McGavin			Planning Maps > HRZ Zoning	140.3	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.	Harewood Road and Main North Road to the North and West, and the area to the South and East of this boundary line	Between Harewood Road and Main North Road - HRZ South and east of Harewood Road and Main North Road area - Residential Suburban Zone	HRZ	RS / RSDT	Reject
151	Defyd Williams for Papanui Heritage Group	Papanui Heritage Group		Planning Maps > HRZ Zoning	151.3	Oppose	Opposed to the High Density Residential zone extending along Papanui Road	HRZ land along Papanui Road	Unspecified	HRZ	RS / RSDT / RMD	Reject
152	Defyd Williams for Papanui Heritage Group	Papanui Heritage Group		Planning Maps > HRZ Zoning	152.3	Oppose	Opposed to the High Density Residential zone extending along Papanui Road	HRZ land along Papanui Road	Unspecified	HRZ	RS / RSDT / RMD	Reject

156	Maureen McGavin			Planning Maps > HRZ Zoning	156.3	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.	Harewood Road and Main North Road to the North and West, and the area to the South and East of this boundary line	Residential Suburban Zone	HRZ	RS / RSDT	Reject
222	Claire Mulcock for Deans Avenue Precinct Society Inc.	Deans Avenue Precinct Society Inc.		Planning Maps > HRZ Zoning	222.2	Oppose	Oppose High Density Residential Zoning on sites that are bounded by the following streets on Planning Map 31 and 38. - North: Matai St East - West: Deans Ave - South: Moorhouse Ave - East: Railway line Except for sites located along/facing Riccarton Road, on the Guest Accommodation block, and the old Saleyards site (they can be High Density Residential Zone).	North: Matai St East; West: Deans Ave; South: Moorhouse Ave; East: Railway line sites located along/facing Riccarton Road Guest Accommodation block - chateau on the Park old Saleyards site - 25 Deans Avenue	North: Matai St East; West: Deans Ave; South: Moorhouse Ave; East: Railway line - Unspecified sites located along/facing Riccarton Road - HRZ Guest Accommodation block - HRZ old Saleyards site - HRZ	North: Matai St East; West: Deans Ave; South: Moorhouse Ave; East: Railway line - HRZ sites located along/facing Riccarton Road - MRZ / HRZ Guest Accommodation block - RGA old Saleyards site - HRZ	North: Matai St East; West: Deans Ave; South: Moorhouse Ave; East: Railway line - RMD sites located along/facing Riccarton Road - RS / RSDT / RMD Guest Accommodation block - RGA old Saleyards site - RMD	Accept in-part

237	Marjorie Manthei			Planning Maps > HRZ Zoning	237.39	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).	HRZ land between Salisbury Street, Bealey Avenue, Colombo Street, and Victoria Street	Unspecified	HRZ	RCC	Reject
328	Bruce Taylor			Planning Maps > HRZ Zoning	328.1	Seek Amendment	Replace the HDRZ zoning with MDRS for all the properties on the east side of Allister Avenue [Merivale]	HRZ land along Allister Avenue	MRZ	HRZ	RS	Reject

28	Alastair Grigg			Planning Maps > HRZ Zoning	28.6	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	Eastern end of Rugby Street	MRZ	HRZ	RMD	Reject
29	Malcolm Leigh			Planning Maps > HRZ Zoning	29.2	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.	Blair Avenue, Papanui	MRZ	HRZ	RMD	Reject

40	Steven & Diana Marshall			Planning Maps > HRZ Zoning	40.2	Seek Amendment	Change zoning of Helmores Lane/ Desmond Street/ Rhodes St (from Helmores to Rossall) from High Density Residential to Medium Density Residential	Helmores Lane/ Desmond Street/ Rhodes St (from Helmores to Rossall)	MRZ	HRZ	RS	Reject
51	Jeremy Wyn Harris			Planning Maps > HRZ Zoning	51.1	Oppose	Oppose the inclusion of Cox Street and surrounding streets in the High Density Residential Zone.	Cox Street, Merivale	Unspecified	HRZ	RS/DT / RMD	Reject

60	Heather Duffield			Planning Maps > HRZ Zoning	60.1	Seek Amendment	Amend the zoning of the Deans Avenue area from High Density Residential to Medium Density Residential.	Deans Avenue area	MRZ	HRZ	RMD	Reject
62	Thomas Calder			Planning Maps > HRZ Zoning	62.6	Seek Amendment	Amend zoning of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) from High Density Residential to Medium Density Residential.	Helmores Lane/ Desmond Street/ Rhodes St (from Helmores to Rossall)	MRZ	HRZ	RS	Reject
77	Richard McLaughlin			Planning Maps > HRZ Zoning	77.2	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.	Watford Street, Normans Road, Halton Street and Hawthorne Street	MRZ	HRZ	RS	Reject

86	Melissa and Scott Alman			Planning Maps > HRZ Zoning	86.7	Seek Amendment	Amend the zoning of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) from High Density Residential to Medium Density Residential	Helmores Lane/ Desmond Street/ Rhodes St (from Helmores to Rossall)	MRZ	HRZ	RS	Reject
90	Blair McCarthy			Planning Maps > HRZ Zoning	90.1	Seek Amendment	Limit the High Density Residential Zone along Papanui Road north from the Merivale commercial centre to Heaton Street/Innes Road and south from the Papanui commercial centre to Blighs Road. That the area of proposed HRZ in between, particularly around St Andrews College and east of Watford Street, be zoned Medium Density Residential instead of HRZ.		MRZ	HRZ	RSDT / RS	Reject

95	Tom Gilbert			Planning Maps > HRZ Zoning	95.1	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.		MRZ	HRZ	RSDT / RS	Reject
106	Karyn Butler			Planning Maps > HRZ Zoning	106.2	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.		MRZ	HRZ	RSDT / RS	Reject

111	Andrew Butler			Planning Maps > HRZ Zoning	111.2	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	MRZ	HRZ	RSDT / RS	Reject
119	Tracey Strack			Planning Maps > HRZ Zoning	119.2	Oppose	[Helmores Lane, Desmond Street and Rhodes Street to Rossall Street] this area should not be zoned high density.	MRZ	HRZ	RS	Reject

120	Sandra Caldwell			Planning Maps > HRZ Zoning	120.1	Oppose	Rezone Paparua Street from High Density Residential and Medium Density Residential to Residential Suburban.		MRZ	HRZ	RSDT / RS	Reject
152	Defyd Williams for Papanui Heritage Group	Papanui Heritage Group		Planning Maps > HRZ Zoning	152.1	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, Paparua Street, Rayburn Avenue and Tomes Road.		MRZ	HRZ	RSDT / RS	Reject

161	Marilyn Goulter			Planning Maps > HRZ Zoning	161.1	Seek Amendment	Do not zone the area around Oakhampton Street in Hornby High Density Residential Zone		Unspecified	HRZ	RS	Reject
164	James and Adriana Baddeley			Planning Maps > HRZ Zoning	164.1	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.		MRZ	HRZ	RS	Reject

165	Catherine & Peter Baddeley			Planning Maps > HRZ Zoning	165.2	Seek Amendment	[That] the area consisting of Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) [be zoned MRZ instead of HRZ]		MRZ	HRZ	RS	Reject
182	Rosanne Hawarden			Planning Maps > HRZ Zoning	182.1	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].		Unspecified	HRZ	RSdT	Reject

185	Nick Dore			Planning Maps > HRZ Zoning	185.1	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)		MRZ	HRZ	RSDT / RS	Reject
188	Tony Simons for Riccarton Bush - Kilmarnock Residents' Association	Riccarton Bush - Kilmarnock Residents' Association		Planning Maps > HRZ Zoning	188.14	Seek Amendment	[That] Jane Deans Close retain[s] its current zoning of Residential Suburban Density Transition [RSDT] [instead of HRZ]		Unspecified	HRZ	RSDT	Reject

188	Tony Simons for Riccarton Bush - Kilmarnock Residents' Association	Riccarton Bush - Kilmarnock Residents' Association		Planning Maps > HRZ Zoning	188.17	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]	Matai Street West including Kahikatea Lane, Nikau Place, Harakeke St to the bridge, and Kereru Lane	Residential Suburban Zone	HRZ	RSDT / MRZ	Reject
211	Pauline McEwen			Planning Maps > HRZ Zoning	211.5	Seek Amendment	That the area at the eastern end of Rugby Street be zoned Medium Density Residential instead of the proposed High Density Residential		MRZ	HRZ	RSDT / MRZ	Reject

229	Jennifer Smith			Planning Maps > HRZ Zoning	229.1	Oppose	Oppose zoning of 51 Jollie Street, Linwood as High Density Residential Zone.		Unspecified	HRZ	MRZ	Reject
255	William Bennett			Planning Maps > HRZ Zoning	255.3	Oppose	<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>		MRZ	HRZ	RS	Reject

272	Caltriona Cameron			Planning Maps > HRZ Zoning	272.12	Seek Amendment	Ratray St should be included in the MDR zone (i.e. included in the area south and west of the street).		MRZ	HRZ	RSDT	Reject
281	Mary Crowe			Planning Maps > HRZ Zoning	281.1	Seek Amendment	1. Amend the zoning of Hurley Street from High to Medium density.		MRZ	HRZ	RCC	Reject

381	Kate Gregg			Planning Maps > HRZ Zoning	381.3	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.		MRZ	HRZ	RS	Reject
381	Kate Gregg			Planning Maps > HRZ Zoning	381.5	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.		MRZ	HRZ	RS	Reject

502	Kyri Kotzikas			Planning Maps > HRZ Zoning	502.1	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.		MRZ	HRZ	RS	Reject
530	Chris Wilson			Planning Maps > HRZ Zoning	530.2	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.		MRZ	HRZ	RS	Reject

876	Alan Ogle			Planning Maps > HRZ Zoning	876.12	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.		Unspecified	HRZ	RSDT	Reject
876	Alan Ogle			Planning Maps > HRZ Zoning	876.14	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.		Unspecified	HRZ	RSDT / RS	Reject
355	Elisabeth Stevens			Planning Maps > HRZ Zoning	355.3	Seek Amendment	Zone [all of Hawthorne Street Papanui Medium Density Residential].		MRZ	HRZ	RS	Reject

390	Mike Singleton			Planning Maps > HRZ Zoning	390.1	Seek Amendment	[That] the area between Deans Ave and the Railway [is zoned] Medium Density Residential [instead of] High Density Residential.		MRZ	HRZ	MRZ	Reject
398	Jan Mitchell			Planning Maps > HRZ Zoning	398.3	Seek Amendment	Seek amendment to only apply new intensification rules to new subdivisions.		Unspecified			Reject
423	Mark Aneil			Planning Maps > HRZ Zoning	423.1	Seek Amendment	Amend the planning maps to remove Pitt Place, St Albans from High Density Residential.		Unspecified	HRZ	RSdT	Reject
445	Alison Dockery			Planning Maps > HRZ Zoning	445.6	Oppose	Oppose the application of High Density Residential Zone to any areas beyond 3kms of the central city.		Unspecified			Reject

485	John Buckler			Planning Maps > HRZ Zoning	485.2	Seek Amendment	Change 45 St. Albans Street to a Medium Density Residential zone or preserve current sunlight.		MRZ	HRZ	MRZ	Reject
494	Ann Kennedy			Planning Maps > HRZ Zoning	494.1	Oppose	Amend zoning for Paparoa Street and Perry Street from High Density Residential to Medium Density Residential Zone.		MRZ	HRZ	RS	Reject
509	Geoffrey Rice			Planning Maps > HRZ Zoning	509.2	Oppose	That the High-Density Residential Zone designation along Papanui Road will be abandoned.		Unspecified	HRZ	MRZ / RS	Reject

561	Deidre Rance			Planning Maps > HRZ Zoning	561.2	Seek Amendment	[No high density zone in the Strowan area]		Unspecified	HRZ	RS	Reject
584	Claudia M Staudt			Planning Maps > HRZ Zoning	584.1	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)		MRZ	HRZ	RS / MRZ	Reject

636	Rod Corbett			Planning Maps > HRZ Zoning	636.1	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.		Suburban Residential Transitional Zone	HRZ		Reject
654	Wendy Fergusson			Planning Maps > HRZ Zoning	654.4	Seek Amendment	[Reduce extent of HRZ] Walkable catchment should be 10mins max.					Reject
668	Keri Murison			Planning Maps > HRZ Zoning	668.1	Seek Amendment	Amend the zoning of Strowan from HRZ to MRZ		Unspecified	HRZ	RS	Reject

679	Tony Dale			Planning Maps > HRZ Zoning	679.6	Oppose	Jane Deans Close should retain its current zoning of Residential Suburban Density Transition.	Jane Deans Close	Residential Suburban Density Transition	HRZ	RSDT	Reject
687	Hamish Ritchie			Planning Maps > HRZ Zoning	687.1	Seek Amendment	Does not support the zoning proposed under [Plan Change] 14 for 75 & 77 Rattray Street to be High Density Residential		Unspecified	HRZ	RSDT	Reject

701	Jan McChesney			Planning Maps > HRZ Zoning	701.12	Seek Amendment	[That Rattray Street in Riccarton is zoned MRZ instead of HRZ]		MRZ	HRZ	RSDT	Reject
707	Isobel Foyle			Planning Maps > HRZ Zoning	707.1	Oppose	[T]he demarcation of High Density Residential zone should be redrawn much closer to Northlands Mall.		Unspecified	HRZ	MRZ / RSDT / RS	Reject

707	Isobel Foyle			Planning Maps > HRZ Zoning	707.3	Seek Amendment	To Change the zoning of High Density Zone on Paparoa Street to MDZ or RS	Paparoa Street	MRZ or RS	HRZ	RS	Reject
709	Philippa Tucker			Planning Maps > HRZ Zoning	709.5	Oppose	That the northeast side of Windermere Road is not zoned High Density Residential	Northeast side of Windermere Road	Low Density	HRZ	RSZ	Reject

746	Simon Fowke			Planning Maps > HRZ Zoning	746.2	Oppose	Do not Re-Zone Paparoa Street to High Density		Unspecified	HRZ	RS	Reject
748	Karen Fowke			Planning Maps > HRZ Zoning	748.2	Oppose	Reject High Density Dwellings in Paparoa Street	Paparoa Street	Unspecified	HRZ	RSZ	Reject

760	Adele Radburnd for ChristchurchNZ	ChristchurchNZ		Planning Maps > HRZ Zoning	760.25	Seek Amendment	<p>At 2 Barnett Ave and 14 Johnson Street:</p> <p>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.</p> <p>Retain the proposed zoning of Lot 3 DP 537999 (as at 12 May 2023) as HRZ (Large Local Centre Precinct)</p>		HRZ	HRZ, MUZ	MRZ	Accept in-part
785	Vanessa Wells			Planning Maps > HRZ Zoning	785.1	Seek Amendment	<p>[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.</p>		MRZ	HRZ	RSZ/ RMDZ	Accept in-part

787	Peter Heffernan			Planning Maps > HRZ Zoning	787.1	Oppose	Delete high density zoning for Halliwell Avenue, Papanui		MRZ	HRZ	RMDZ	Reject
788	Marc Duff			Planning Maps > HRZ Zoning	788.2	Seek Amendment	(Seeks that) High Density can not extend more than 10km from the Centre of Christchurch					Accept in-part

810	Anita Collie for Regulus Property Investments Limited	Regulus Property Investments Limited		Planning Maps > HRZ Zoning	810.1	Seek Amendment	[That the property] located at 149 Waimairi Road and surrounding properties are rezoned to High Density Residential [instead of Medium Density Residential]	149 Waimairi Road and surrounding residential area	HRZ	MRZ	RSZ	Reject
822	Emma Lewis for Naxos Enterprises Limited and Trustees MW Limited	Naxos Enterprises Limited and Trustees MW Limited		Planning Maps > HRZ Zoning	822.2	Seek Amendment	Seeks the rezoning of 14 Field Terrace, Upper Riccarton from MRZ to HRZ.	14 Field Terrace, Upper Riccarton	HRZ	MRZ	Residential Suburban	Reject

827	Anita Collie for MGZ Investments Limited	MGZ Investments Limited		Planning Maps > HRZ Zoning	827.9	Seek Amendment	Rezone 65 Parkston Avenue, Ilam and surrounding area from Medium Density to High Density.	65 Parkston Avenue, Ilam and surrounding area	HRZ	MRZ	RSZ	Reject
830	Catherine Gallagher			Planning Maps > HRZ Zoning	830.1	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.		MRZ	HRZ	RSZ	Accept in-part

831	Anthony Gallagher			Planning Maps > HRZ Zoning	831.1	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.		MRZ	HRZ	RSZ	Partially accept
836	Andrew James Kerr			Planning Maps > HRZ Zoning	836.1	Oppose	Oppose HRZ zoning of Strowan (from Papanui Road to Watford Street).		MRZ	HRZ	RSZ	Reject

838	Georgie McLaughlin			Planning Maps > HRZ Zoning	838.1	Oppose	Opposes HRZ in Strowan (Halton Street, Hawthorne Street, Watford Street, Normans Road). Seeks that it be changed to MRZ.		MRZ	HRZ	RSZ	Reject
1052	Bradley Nicolson for Oxford Terrace Baptist Church on behalf of Oxford Terrace Baptist Church	Oxford Terrace Baptist Church	Oxford Terrace Baptist Church	Planning Maps > HRZ Zoning	1052.2	Seek Amendment	Clarify whether the site at 288 Oxford Terrace is HRZ or MRZ, it is currently shown as split zoning.	288 Oxford Terrace	HRZ	MRZ	RCC	Accept

861	Julie Robertson-Steel			Planning Maps > HRZ Zoning	861.1	Seek Amendment	Seek that the entire St Albans area between Bealey Avenue and Edgeware Road should be designated a Medium Density Residential Zone.		MRZ	HRZ	RMD/ RSDT	Reject
863	Stuart James Irvine			Planning Maps > HRZ Zoning	863.1	Oppose	Oppose HRZ of Strowan area, west of Papanui Road.		Unspecified	HRZ	MRZ / RS	Reject
865	Rogen Lough			Planning Maps > HRZ Zoning	865.1	Oppose	Oppose the HRZ zoning for the block to the south of Mayfair Street. Retain as open space.		Open Space	HRZ	RMDZ	Reject

868	Maureen Kerr			Planning Maps > HRZ Zoning	868.1	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.		MRZ	HRZ	RSZ	Reject
869	Dawn E Smithson			Planning Maps > HRZ Zoning	869.1	Seek Amendment	[That] the eastern blocks of Strowan from Normans Road to Blighs Road [be zoned MRZ instead of HRZ]		MRZ	HRZ	RSZ	Reject

888	David Smithson			Planning Maps > HRZ Zoning	888.1	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.		MRZ	HRZ	RSZ	Reject
890	Graham William Hill			Planning Maps > HRZ Zoning	890.1	Oppose	Opposes HRZ in Strowan, particularly 85 Normans Road.		MRZ	HRZ	RSZ	Reject

891	Alan John David Gillies			Planning Maps > HRZ Zoning	891.1	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.		MRZ	HRZ	RSZ	Reject
894	Jacq Woods			Planning Maps > HRZ Zoning	894.2	Seek Amendment	Replace HRZ with MRZ on Strowan blocks west of Papanui Road from Normans Road to Blighs Road, along Watson Road.		MRZ	HRZ	RSZ	Reject

895	Tim Priddy			Planning Maps > HRZ Zoning	895.1	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).		MRZ	HRZ	RSZ	Reject
898	Denis McMurtrie			Planning Maps > HRZ Zoning	898.1	Seek Amendment	[That the HRZ around Northlands does not extend south of Harewood Road and Main North Road]		No change	HRZ	RMDZ/ RSZ	Reject

901	John Hudson			Planning Maps > HRZ Zoning	901.11	Seek Amendment	Change Watford St from HRZ to MRZ	Watford Street	MRZ	HRZ/MRZ	RSZ	Reject
901	John Hudson			Planning Maps > HRZ Zoning	901.12	Seek Amendment	Change Watford St from HRZ to MRZ	Watford Street	MRZ	HRZ	RSZ	Reject

901	John Hudson			Planning Maps > HRZ Zoning	901.13	Seek Amendment	Change Watford St from HRZ to MRZ	Watford Street	MRZ	HRZ	RSZ	Reject
902	Helen Broughton for Waipuna Halswell-Hornby-Riccarton Community Board	Waipuna Halswell-Hornby-Riccarton Community Board		Planning Maps > HRZ Zoning	902.27	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].		MRZ	HRZ	RMDZ	Reject

902	Helen Broughton for Waipuna Halswell-Hornby-Riccarton Community Board	Waipuna Halswell-Hornby-Riccarton Community Board		Planning Maps > HRZ Zoning	902.34	Seek Amendment	[That] the area from Matipo Street to the Railway line [is not zoned HRZ].	The area from Matipo Street to the Railway line	MRZ	HRZ	RMDZ	Reject
647	Michael Palmer			Planning Maps > HRZ Zoning	647.2	Seek Amendment	[Limit HRZ to the city centre and inner] suburbs surrounding the city centre.		Unspecified			Reject
402	Justin Avi			Planning Maps > HRZ Zoning	402.6	Seek Amendment	Upzone the areas close to University and Riccarton Road.		Unspecified			Partially accept
239	Andrea Floyd			Planning Maps > HRZ Zoning	239.7	Seek Amendment	[Reduce extent of medium and high density residential zones]		Unspecified			Reject

326	Vivienne Boyd			Planning Maps > HRZ Zoning	326.1	Seek Amendment	That higher density housing [is not enabled] on narrow, no exit streets.		Unspecified			Reject
349	Stephen Deed			Planning Maps > HRZ Zoning	349.2	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.		HRZ / Industrial Interface - QM	HRZ / Industrial Interface - QM	RSZ	Support
564	Rachel Hu			Planning Maps > HRZ Zoning	564.2	Seek Amendment	[Standardise the MRZ and HRZ zones] e.g., choose for developers to have a clear guideline for 3-storeys or 6-storeys. Or at least make it more standard per suburb than every street block.		Unspecified			Reject

215	Graham Thomas Blackett			Planning Maps > HRZ Zoning	215.3	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].	The area of St Albans north of Bealey Avenue and south of Edgeware Road	MRZ	HRZ	MRZ / RSDT	Reject
342	Adrien Taylor			Planning Maps > HRZ Zoning	342.9	Support	[Retain proposed extent of high density residential zones]		HRZ			Support
345	Monique Knaggs			Planning Maps > HRZ Zoning	345.11	Support	Supports high-density housing near the city and commercial centres.		HRZ			Support
346	George Laxton			Planning Maps > HRZ Zoning	346.11	Support	I support high-density housing near the city and commercial centres.		HRZ			Support
347	Elena Sharkova			Planning Maps > HRZ Zoning	347.11	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.		HRZ			Support
350	Felix Harper			Planning Maps > HRZ Zoning	350.8	Support	[Retain proposed extent of high density residential zones]		HRZ			Support
361	James Gardner			Planning Maps > HRZ Zoning	361.7	Support	[Retain proposed extent of of high density residential zones]		HRZ			Support

362	Cynthia Roberts			Planning Maps > HRZ Zoning	362.9	Support	Supports high-density housing near the city and commercial centres.		HRZ			Support
364	John Reilly			Planning Maps > HRZ Zoning	364.7	Support	Support high-density housing near the city and commercial centres.		HRZ			Support
365	Andrew Douglas-Clifford			Planning Maps > HRZ Zoning	365.10	Support	[Support[s] high-density housing near the city and commercial centres.		HRZ			Support
366	Olivia Doyle			Planning Maps > HRZ Zoning	366.11	Support	[Support[s] high-density housing near the city and commercial centres.		HRZ			Support
370	Simon Fitchett			Planning Maps > HRZ Zoning	370.11	Support	[Support[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.		HRZ			Support
371	Nkau Ferguson-spence			Planning Maps > HRZ Zoning	371.7	Support	[Retain proposed extent of high density residential zones]		HRZ			Support
372	Julia Tokumaru			Planning Maps > HRZ Zoning	372.11	Support	[Support[s] high-density housing near the city and commercial centres		HRZ			Support
372	Julia Tokumaru			Planning Maps > HRZ Zoning	372.15	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.		HRZ			Support

373	Mark Stringer			Planning Maps > HRZ Zoning	373.11	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.		HRZ			Support
374	Michael Redepenning			Planning Maps > HRZ Zoning	374.11	Support	[S]upport[s] high-density housing near the city and commercial centres.		HRZ			Support
375	Aidan Ponsonby			Planning Maps > HRZ Zoning	375.11	Support	[S]upport[s] high-density housing near the city and commercial centres. .		HRZ			Support
379	Indiana De Boo			Planning Maps > HRZ Zoning	379.10	Support	[Retain proposed extent of high density residential zones]		HRZ			Support
415	Blake Thomas			Planning Maps > HRZ Zoning	415.3	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.		HRZ			Support
832	Finn Jackson			Planning Maps > HRZ Zoning	832.11	Support	[Supports] high-density housing near the city and commercial centres.		HRZ			Support
851	Robert Leonard Broughton			Planning Maps > HRZ Zoning	851.14	Seek Amendment	[Seek] the walking distances to Riccarton centre boundaries (which we understand the legislation states defines the extent of high density 6-storey residential zones) be reconsidered based, not on distance, but on time taken to walk to key amenities in the centre zone. The centre of Riccarton should be taken as the CCC Community Centre in Clarence Street.		Unspecified			Reject

286	Millie Silvester			Planning Maps > HRZ Zoning	286.1	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.		MRZ	HRZ	Residential Suburban	Reject
285	Michael Skinner			Planning Maps > HRZ Zoning	285.1	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.]		Unspecified	HRZ	RS and MRZ	Reject

376	Colin Gregg			Planning Maps > HRZ Zoning	376.2	Seek Amendment	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street) be zoned Medium Density Residential [instead of HRZ]		MRZ	HRZ	Residential Suburban	Reject
400	Rebecca McCullough			Planning Maps > HRZ Zoning	400.1	Seek Amendment	Amend the High Density Residential Zone to exclude Richmond.		Unspecified			Reject

408	William Menzel			Planning Maps > HRZ Zoning	408.3	Oppose	Generally oppose High Density Residential Zone (in Durham Street North).			HRZ	RCC	Reject
585	Nick Brown			Planning Maps > HRZ Zoning	585.2	Seek Amendment	[That the area of Strowan between] Heaton Street/Innes Road and Blighs Road [be zoned MRZ instead of HRZ]		MRZ	MRZ/HRZ	Residential Suburban	Partially accept
885	Peter Dyhrberg			Planning Maps > HRZ Zoning	885.1	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.		MRZ	HRZ	RCC	Reject

Appendix F – Other zone requests and responses

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
1	No.	Name	Organisation	On Behalf Of	Category	Point No.	Support/Oppose	Decision Sought Only	Address / Area	Requested Zoning	Notified Zoning	Operative Zoning	Recommendation	Reasons for Recomm
1	823	Jo Appleyard for The Catholic Diocese of Christchurch	The Catholic Diocese of Christchurch		Planning Maps > Any other zones	823.209	Support	Retain the Special Purpose School zoning of the land at 373-375 Manchester Street [identified in original submission].	373-375 Manchester Street	Specific Purpose (School) with CCMUZ underlying zone	Specific Purpose (School) with HRZ underlying zone	Specific Purpose (School) with RCC underlying zone	Accept	This specific submission request is to support the existing SPSZ to be retained - this is supported. Other submission points address the 'Alternative Zone' request (S823.97)
2	150	Terri Winder for Ceres New Zealand, LLC	Ceres New Zealand, LLC		Planning Maps > Any other zones	150.10	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.	25 Peterborough Street and 87-93 Victoria Street		CCZ	Commercial Central City Business	Reject (heritage items evidence)	The sites do not form part of the Central City Heritage Qualifying Matter and Precinct which applies to the Arts Centre and New Regent Street.
3	306	Terri Winder for Ceres New Zealand, LLC			Planning Maps > Any other zones	306.3	Seek Amendment	[That] St James Avenue, Papanui [retains its existing zoning]	St James Avenue, Papanui	RS/RSdT	HRZ	RS/RSdT	Reject (heritage items and heritage areas evidence)	The trees and plaques in the Papanui War Memorial Avenues (heritage item 1459) meet the criteria for scheduling as a heritage item in Policy 9.3.2.2.1. The properties do not meet the criteria for scheduling as a heritage item in Policy 9.3.2.2.1 or as a heritage area in Policy 9.3.2.2.2.
4	329	Dominic Mahoney			Planning Maps > Any other zones	329.2	Seek Amendment	Retain [operative] Residential Suburban zoning on Perry Street [Merivale]	Perry Street [Merivale]	RS	HRZ	RS	Reject (heritage items and heritage areas evidence)	The trees and plaques in the Papanui War Memorial Avenues (heritage item 1459) meet the criteria for scheduling as a heritage item in Policy 9.3.2.2.1. The properties do not meet the criteria for scheduling as a heritage item in Policy 9.3.2.2.1 or as a heritage area in Policy 9.3.2.2.2.
5	823	Jo Appleyard for The Catholic Diocese of Christchurch	The Catholic Diocese of Christchurch		Planning Maps > Any other zones	823.208	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.	136 Barbadoes Street	CCMUZ	CCMUZ	CCMU	Support	The demolished Cathedral of the Blessed Sacrament heritage item was deleted in the notified Appendix 9.3.7.2 Schedule of Significant Historic Heritage Items and removed from the notified planning maps (see Central City zoning map and enlargement H20). The confusion arose because the interactive online map shows the operative heritage item (there is no heritage setting in the operative district plan).
6														

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
7	762	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	New Zealand Institute of Architects Canterbury Branch		Planning Maps > Any other zones	762.39	Seek Amendment	[T]hat the Victoria Street overlay is considered to extended to also include the section between Kilmore Street and Chester street west.	Land zoned HRZ between Kilmore Street and Chester Street West	Include in Victoria Street OM	HRZ	RCC	Reject	Covered in the evidence of Mr Willis, para 98.
8	150	Terri Winder for Ceres New Zealand, LLC	Ceres New Zealand, LLC		Planning Maps > Any other zones	150.9	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.	25 Peterborough Street	Remove 32m building height overlay	CCZ	CB	Reject (heritage items evidence)	The height overlays applying to 87-93 Victoria Street and 25 Peterborough Street are supported by Policy 15.2.4.1 and provide for a scale and massing that reinforces the City's distinctive sense of place and a legible urban form. The policy and height rules protect heritage values among other values, including those of the heritage items at 25 Peterborough Street and 91 Victoria Street, which contribute to drawing residents and visitors to the sites to engage in the residential or non-residential activities on the
9	344	Luke Baker-Garters			Planning Maps > Any other zones	344.7	Oppose	Removal of all central city maximum building height overlays.					Reject	Covered in evidence of Mr Willis.

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
667	Liz Oliver				Planning Maps > Any other zones	667.2	Seek Amendment	[Retain existing zoning in the outer suburbs] the boundaries for MRZ should be closer to the city centre		Existing Zones	MRZ/HRZ		Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written.
10														
67	Rachel Davies				Planning Maps > Any other zones	67.15	Seek Amendment	Prioritize or incentivise high density residential development starting from the city center then working outward, once land there has first been developed.			MRZ/HRZ		Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written.
11														
161	Marilyn Goulter				Planning Maps > Any other zones	161.2	Seek Amendment	[Retain existing zones around Oakhampton Street in Hornby]	Oakhampton Street, Hornby	Operative zoning	MRZ / HRZ	RS	Reject	Oakhampton Street and its surrounds are proposed to be HRZ as they are within a walkable catchment to a centre zone. Greater intensification (HRZ) near centres supports a well-functioning urban environment. (Policy 1 of NPS UD). Adverse effects from Ravensdown Factory are required to be managed via existing consent conditions for their operations.
12														

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
13	220	Martin Snelson			Planning Maps > Any other zones	220.3	Seek Amendment	[Retain current zoning in those parts of north Halswell that have already been developed]	Area north of Halswell that have already been developed	RNN	MRZ/HRZ	RNN	Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written.
14	221	Cynthia Snelson			Planning Maps > Any other zones	221.3	Seek Amendment	[Retain current zoning in those parts of north Halswell that have already been developed]	Area north of Halswell that have already been developed	RNN	MRZ/HRZ	RNN	Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written.
15	238	Prue Manji			Planning Maps > Any other zones	238.2	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]	Area bounded by Watford Street, College Avenue, Uranga Avenue and Brenchley Avenue	RS	MRZ	RS	Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written. The residential block is outside the walkable catchment.
16	294	Chessa Crow			Planning Maps > Any other zones	294.8	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]	Oram Avenue, New Brighton	RS	RSDT (east)/ MRZ (west)	RMD (east) / RSDT (west)	Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written. The eastern side of the road remains RSDT reflecting the coastal frontage. The urban area to the west is MRZ with Qualifying Matters further restricting development.

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
17	335	Lorraine Wilmshurst			Planning Maps > Any other zones	335.7	Seek Amendment	[That suburban areas retain the existing operative zoning]		Existing	MRZ/HRZ		Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written.
18	340	Kirsten Templeton			Planning Maps > Any other zones	340.5	Seek Amendment	[That Avonhead retains Residential Suburban zoning]		RS	MRZ	RS	Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written.
19	446	Sarah Lovell			Planning Maps > Any other zones	446.3	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.		Existing	MRZ		Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written.
20	480	Selma Claridge			Planning Maps > Any other zones	480.1	Seek Amendment	[That] Harris Crescent [Papanui, retains its operative Residential Suburban zoning].	Harris Crescent, Papanui	RS	MRZ/HRZ	RS	Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written.

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
21	495	Janice Hitchon			Planning Maps > Any other zones	495.1	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.	Ashfield Place, Maidstone Road	RSDT/ RS	RSDT/ MRZ	RSDT/ RS	Partially accept	Ashfield Place and adjacent area of Maidstone Road will retain the operative zone and is within the airport noise contour. Other areas are subject to the MDRS.
22	561	Deidre Rance			Planning Maps > Any other zones	561.3	Seek Amendment	[Retain existing zones in the Strowan area]		Existing	HRZ/MRZ	RS	Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written.
23	626	Carol Shu			Planning Maps > Any other zones	626.2	Seek Amendment	Keep Hyde Park and Avonhead area all RS zoning.	Avonhead	RS	MRZ/ HRZ	RS	Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written.
24	647	Michael Palmer			Planning Maps > Any other zones	647.3	Seek Amendment	[Retain existing zoning in the outer suburbs]		Existing	MRZ/HRZ	RS	Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written.

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
709	Philippa Tucker				Planning Maps > Any other zones	709.6	Seek Amendment	[That Windermere Road retains the operative Residential Suburban zoning]	Windermere Road, Papanui	RS	MRZ/ HRZ	RS	Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written.
25														
775	Brigitte Masse				Planning Maps > Any other zones	775.2	Oppose	Seeks to retain streets in Spreydon as Residential Suburban Density Transition Zone, as opposed to zoning them as Medium Residential Zone.	Spreydon	Existing	MRZ	RSDT	Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written.
26														
15	Martin Jones				Planning Maps > Any other zones	15.4	Seek Amendment	Do not zone Cashmere View Street or surrounds as High Density Residential Zone.	Cashmere View Street, Spreydon	Existing	MRZ	RS	Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written.
27														

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
28	236	Susan Barrett			Planning Maps > Any other zones	236.5	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)		Existing	HRZ/MRZ		Reject	The Council must implement the MDRS and Policy 3 of the NPS-UD as written.
29	903	Andrew Mactier for Danne Mora Limited	Danne Mora Limited		Planning Maps > Any other zones	903.8	Seek Amendment	Remove Meadowlands Exemplar	Meadowlands Exemplar Overlay	Remove overlay	HRZ	RNN	Accept	The Meadowlands Exemplar should be removed as this is not intended to be rolled over from the Operative District Plan.
30	32	Guy Mortlock			Planning Maps > Any other zones	32.2	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	block bounded by Creyke Road, Ilam Road, Wilfrid Street and Barlow Street	MRZ or RSDT	RSDT, RS	RS / RSDT	Reject	This area is located within an Airport Noise Influence Area.

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
31	167	Katie Newell			Planning Maps > Any other zones	167.3	Seek Amendment	An amendment is sought for 76 Patten Street to be classed as a 'Medium Density Residential Zone' [as opposed to 'Residential Suburban'].	76 Patten Street, Avonside	MRZ	RS	RS	Reject	The site is located in a Low Public Transport Accessibility Area.
32	300	Sam Holdaway			Planning Maps > Any other zones	300.2	Seek Amendment	Include Kenwyn Ave in Medium Density [or]...introduce a medium zone between the [Residential Suburban Density] and Medium Density.	Kenwyn Avenue, St Albans	MRZ or other	RS	RS	Reject	This area of St Albans is located within an area identified as Low Public Transport Accessibility Area.
33	324	Ivan Thomson			Planning Maps > Any other zones	324.1	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.	area bordered by Vernon Tce, Aynsley Tce, Albert Tce and Armstrong Avenue	RS	RS	RS	Accept	The support for the qualifying matters and zoning as notified is noted.

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
34	419	James Thomas			Planning Maps > Any other zones	419.3	Seek Amendment	Allow further intensification on the Port Hills		MRZ	RHZ/ RS	RHZ	Reject	The Port Hills area is covered by the Qualifying Matters: Low Public Transport Access Area and Natural Hazards and Water Bodies Slope Hazard.
35	681	Andrew McCarthy			Planning Maps > Any other zones	681.1	Seek Amendment	[That] the entire Residential Hills zone is re-zoned to the Medium Density Residential Zone (Residential Hills Precinct).		MRZ	RHZ/ RS	RHZ	Reject	The Port Hills area is covered by the Qualifying Matters: Low Public Transport Access Area and Natural Hazards and Water Bodies Slope Hazard.
36	695	Amy Beran for Te Hapu o Ngati Wheke (Rapaki) Runanga	Te Hapu o Ngati Wheke (Rapaki) Runanga		Planning Maps > Any other zones	695.10	Support	[Retain] Residential Banks Peninsula Zone [in Lyttelton]		RBPZ	RBPZ	RBPZ	Accept	The support for retaining the Banks Peninsula Zone is noted.
37	704	Alex Booker for WDL Enterprises Limited and Birchs Village Limited	WDL Enterprises Limited and Birchs Village Limited		Planning Maps > Any other zones	704.4	Seek Amendment	[Rezone] 276 Cranford Street (Lot 3 DP 38681 – CB24A/332) Medium Density Residential Zone	276 Cranford Street, St Albans	MRZ	RS	RS	Reject	The site is within a Low Public Transport Accessibility Area and therefore should retain the RS zoning.
38	789	Eric Woods			Planning Maps > Any other zones	789.14	Seek Amendment	Rezone the area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" (instead of Residential Suburban)	135 to 185 Wainoni Road (and further afield)	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
39	789	Eric Woods			Planning Maps > Any other zones	789.15	Seek Amendment	rezone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone"	RS-zoned land at Keyes Road, New Brighton	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.
40	789	Eric Woods			Planning Maps > Any other zones	789.17	Seek Amendment	rezone this area from 157 to 193 Wainoni Road (and further afield), to "Medium Density Residential Zone" (instead of Residential Suburban)	157 to 193 Wainoni Road (and further afield)	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.
41	792	Carmel Woods			Planning Maps > Any other zones	792.11	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.	157 to 193 Wainoni Road, and the surrounding area	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
42	792	Carmel Woods			Planning Maps > Any other zones	792.12	Oppose	Oppose Residential Suburban Zone as it applies to 135 to 185 Wainoni Road. Seek that it be zoned MRZ.	135 to 185 Wainoni Road and beyond	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.
43	792	Carmel Woods			Planning Maps > Any other zones	792.14	Oppose	Oppose Residential Suburban Zone as it applies to 100 to 300 Wainoni Road.	RS zoned land from 100 to 300 Wainoni Road	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
44	795	Andrew Stevenson			Planning Maps > Any other zones	795.14	Seek Amendment	[T]hat CCC rezone the area from 157 to 193 Wainoni Road, including the surrounding region, to a "Medium Density Residential Zone" [from Residential Suburban Zone].	157 to 193 Wainoni Road, including the surrounding region	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.
45	795	Andrew Stevenson			Planning Maps > Any other zones	795.15	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" [from Residential Suburban zone].	100 to 300 Wainoni Road and beyond	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
	795	Andrew Stevenson			Planning Maps > Any other zones	795.16	Seek Amendment	[R]equest that CCC consider rezoning the area from 135 to 185 Wainoni Road and beyond to a "Medium Density Residential Zone" [from Residential Suburban zone].	135 to 185 Wainoni Road and beyond	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.
46	795	Andrew Stevenson			Planning Maps > Any other zones	795.17	Seek Amendment	[R]ezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone".	Residential Suburban area of Keyes Road	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.
47	796	Justin Woods			Planning Maps > Any other zones	796.12	Seek Amendment	[R]ezone this area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" [from Residential Suburban Zone].	135 to 185 Wainoni Road (and further afield)	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.
48														

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
49	796	Justin Woods			Planning Maps > Any other zones	796.13	Seek Amendment	[R]esone this area from 135 to 185 Wainoni Road (and further afield), to "Medium Density Residential Zone" (from Residential Suburban Zone).	135 to 185 Wainoni Road (and further afield)	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.
50	796	Justin Woods			Planning Maps > Any other zones	796.14	Seek Amendment	[R]esone this area [from ~100 to ~300 Wainoni Road (and further afield)] to "Medium Density Residential Zone [from Residential Suburban zone].	100 to 300 Wainoni Road and beyond	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
	796	Justin Woods			Planning Maps > Any other zones	796.15	Seek Amendment	[R]ezone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone" [from Residential Suburban zone].	Residential Suburban area of Keyes Road	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.
51														
	797	Zsuzsanna Hajnal			Planning Maps > Any other zones	797.14	Seek Amendment	[R]ezone the area between 135 to 185 Wainoni Road, and beyond, to "Medium Density Residential Zone" [from Residential Suburban Zone].	135 to 185 Wainoni Road (and further afield)	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.
52														
	797	Zsuzsanna Hajnal			Planning Maps > Any other zones	797.15	Seek Amendment	[R]ezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone"	Residential Suburban area of Keyes Road	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.
53														

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
54	797	Zsuzsanna Hajnal			Planning Maps > Any other zones	797.16	Seek Amendment	[R]econsider zoning the area from 157 to 193 Wainoni Road and beyond [from Suburban Residential zone to Medium Density Residential].	157 to 193 Wainoni Road and beyond	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.
55	800	Ramon Gelonch Roca			Planning Maps > Any other zones	800.11	Seek Amendment	Rezoning the area from 135 to 185 Wainoni Road and beyond to "Medium Density Residential Zone" [from Residential Suburban Zone].	135 to 185 Wainoni Road and beyond	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
56	800	Ramon Gelonch Roca			Planning Maps > Any other zones	800.14	Seek Amendment	Rezone the area spanning from approximately 100 to 300 Wainoni Road and beyond as a "Medium Density Residential Zone" [from Suburban Residential Zone]	100 to 300 Wainoni Road and beyond	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.
57	800	Ramon Gelonch Roca			Planning Maps > Any other zones	800.16	Seek Amendment	Rezone the Residential Suburban area of Keyes Road to "Medium Density Residential Zone"	Residential Suburban area of Keyes Road	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
	800	Ramon Gelonch Roca			Planning Maps > Any other zones	800.9	Seek Amendment	Consider rezoning the area from 157 to 193 Wainoni Road, and surrounding areas, to the "Medium Density Residential Zone" [from Residential Suburban Zone].	157 to 193 Wainoni Road, and surrounding areas	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.
58														
	801	Jean Turner			Planning Maps > Any other zones	801.11	Oppose	[R]estore the area from 157 to 193 Wainoni Road, and the surrounding area, to "Medium Density Residential Zone"	157 to 193 Wainoni Road, and surrounding areas	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.
59														

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
60	801	Jean Turner			Planning Maps > Any other zones	801.13	Oppose	[R]etzone the area between 135 to 185 Wainoni Road, and beyond, to "Medium Density Residential Zone"	135 to 185 Wainoni Road and beyond	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.
61	802	Anita Moir			Planning Maps > Any other zones	802.11	Oppose	[R]etzone this area from 157 to 193 Wainoni Road (and further afield), to "Medium Density Residential Zone".	157 to 193 Wainoni Road (and further afield)	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.

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62	802	Anita Moir			Planning Maps > Any other zones	802.14	Oppose	[R]eszone this area from ~100 to ~300 Wainoni Road (and further afield), to "Medium Density Residential Zone".	100 to 300 Wainoni Road (and further afield)	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.
63	802	Anita Moir			Planning Maps > Any other zones	802.17	Seek Amendment	[R]eszone the Residential Suburban portion of Keyes Road, to "Medium Density Residential Zone"	Residential Suburban area of Keyes Road	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.

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64	803	Tamsin Woods			Planning Maps > Any other zones	803.11	Seek Amendment	[That the] area from 135 to 185 Wainoni Road [157-193 Wainoni Road and 100-300 Wainoni Road] (and further afield) [is zoned] "Medium Density Residential Zone" [instead of Residential Suburban]	RS zoned land from 135 to 185 Wainoni Road, 157-193 Wainoni Road, and 100-300 Wainoni Road (shaded in red within image) and further afield [encircled area]	MRZ	RS	RS	Reject	These properties are located within a Low Public Transport Accessibility Area and a Tsunami Management Area. Therefore RS zoning is the most appropriate.
65	814	Jo Appleyard for Carter Group Limited	Carter Group Limited		Planning Maps > Any other zones	814.242	Oppose	Amend the planning maps in respect of either side of Beachville Road, Redcliffs to rezone the land from RS to MRZ.	Beachville Road, Redcliffs	MRZ	RS	RS	Reject	Beachville Road is within a Low Public Transport Accessibility Area, Coastal Hazard Risk and Tsunami Management Area and therefore should retain the RS zoning.
66	478	Mark Siddall			Planning Maps > Any other zones	478.2	Seek Amendment	[Retain existing residential zoning in all suburbs except for] areas surrounding the CBD and suburban shopping areas.		Operative zoning			Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
67	75	Sheila McLaughlin			Planning Maps > Any other zones	75.2	Seek Amendment	Retain existing [RMD & RSDT] zoning in the area west of Riccarton Mall	west of Riccarton Mall	RMD, RSDT	HRZ, MRZ	RSDT / RMD	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. Areas proposed to be HRZ are located within walkable catchments of centre zones. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).

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68	188	Tony Simons for Riccarton Bush - Kilmarnock Residents' Association	Riccarton Bush - Kilmarnock Residents' Association		Planning Maps > Any other zones	188.18	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]	Matai Street West including Kahikatea Lane, Nikau Place, Harakeke St to the bridge, and Kereru Lane	RS	HRZ	RSDT / MRZ	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. These streets are located within a walkable catchment to a centre zone. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).
69	1023	Cyril Warren Price			Planning Maps > Any other zones	1023.1	Seek Amendment	Seek that Papanui Street, Papanui, Christchurch become part of a Residential Suburban Zone restricted to urban residential living.	Papanui Street, Papanui	RS	HRZ, MRZ	RS	Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. These streets are located within a walkable catchment to a centre zone. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS-UD).

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
70	294	Chessa Crow			Planning Maps > Any other zones	294.7	Seek Amendment	Seek to retain existing residential zones (Residential Suburban and Residential Suburban Density Transition) in New Brighton area.		RS, RSDT	MRZ		Partially accept	The area notified as MRZ in New Brighton is recommended to be zoned RS and RSDT due to its location within a Coastal Hazard (inundation, erosion and tsunami) area.
71	592	Clive Smith for Northwood Residents' Association	Northwood Residents' Association		Planning Maps > Any other zones	592.2	Oppose	To not proceed with the rezoning of part of Northwood subdivision [from Residential Suburban to Medium Density Residential].		RS	MRZ		Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD.
72	244	Harvey Armstrong			Planning Maps > Any other zones	244.9	Seek Amendment	Seeks that the Council review all existing vacant land closest to the CBD as to whether it is suitable for residential development.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. This requires application of rezoning MRZ and HRZ to all existing residentially zoned sites. Rather than a site by site approach to development potential.

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
73	277	Eriki Tamihana			Planning Maps > Any other zones	277.2	Seek Amendment	[Reduce extent of existing zones: Residential Hills and Residential Suburban in the hill suburbs/Westmorland, Residential Suburban in Hoon Hay, Hei Hei, Ilam, Avonhead, Casebrook, Belfast, Mairehau/St Albans, Westhaven, Parklands, Burwood and Heathcote.]					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD. Areas that have not been identified as MRZ or HRZ have been identified as being located within a qualifying matter which means that increased density is not appropriate.
74	463	David Pottinger			Planning Maps > Any other zones	463.2	Oppose	Do not expand to 'hill areas' for Medium Density residential.					Reject	Council must apply MDRS to residential zones in accordance with Policy 3 of the NPS UD, unless there is a qualifying matter.
75	900	Marie Gray for Summit Road Society	Summit Road Society		Planning Maps > Any other zones	900.1	Support	We support no change/extensions to the existing residential areas on the Port Hills.					Accept	The support for the zoning as notified is noted.
76	69	John Campbell			Planning Maps > Any other zones	69.4	Seek Amendment	Amend existing Residential Suburban zoning [around Riccarton Bush to south of Rata Street and Kauri Street] to Medium Density Residential	RS-zoned land around Riccarton Bush south of Rata Street and Kauri Street	HRZ	MRZ	RS	Reject	A Riccarton Bush Interface Area qualifying matter applies to this area. This Qualifying Matter protects the heritage landscape of Riccarton Bush by limiting development within the overlay to 8m in height (two storeys). Areas beyond this a limited to medium density only (12m), rather than the 20m high density surrounds.
77	188	Tony Simons for Riccarton Bush - Kilmarnock Residents' Association	Riccarton Bush - Kilmarnock Residents' Association		Planning Maps > Any other zones	188.9	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]	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	RS	RS / MRZ	RS	Reject	A Riccarton Bush Interface Area qualifying matter applies to this area protects the heritage landscape of Riccarton Bush by limiting development within the overlay to 8m in height (two storeys). Areas beyond this a limited to medium density only (12m), rather than the 20m high density surrounds.

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78	860	Sally & Declan Bransfield			Planning Maps > Any other zones	860.2	Support	Retain Residential Suburban Zone around Deans Bush Interface Area as notified.	RS-zoned land around Riccarton Bush as notified	RS	RS	RS	Accept	The support for the zoning as notified is noted.
79	876	Alan Ogle			Planning Maps > Any other zones	876.9	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.	RS-zoned land around Riccarton Bush	RS	RS	RS	Accept	Proposed zoning is unchanged. Area under the Airport Noise QM.
80	902	Helen Broughton for Waipuna Halswell-Hornby-Riccarton Community Board	Waipuna Halswell-Hornby-Riccarton Community Board		Planning Maps > Any other zones	902.30	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 RB1: 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].	all sites within the Riccarton Bush Interface Area and on Matai Street	RS	MRZ	RS	Partially accept	QM: Riccarton Bush Interface Area limits height to 8m (2 storeys). It is not appropriate to extend the QM further - please refer to the evidence of Dr Hoddinott.

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66	Lisa Fabri				Planning Maps > Any other zones	66.4	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.	John Paterson Drive	MRZ	RuUF	RuUF	Reject	Out of scope. Existing rural zoned land.
81														
68	Darren Fabri				Planning Maps > Any other zones	68.3	Seek Amendment	Rezone John Paterson Drive from rural to residential.	John Paterson Drive	MRZ	RuUF	RuUF	Reject	Out of scope. Existing rural zoned land.
82														
121	Cameron Matthews				Planning Maps > Any other zones	121.17	Oppose	Remove Residential Mixed Density Precinct – Redmund Spur and Residential Hills zoning, applying MDRS and NPS-UD, as applicable.		MRZ	LLR	LLR	Reject	The Large Lot Residential zone is not proposed to change. The zone differs from other residential zones as it requires a larger minimum site area, and applies due to topography. The Residential Mixed Density Precinct – Redmund Spur controls housing density through Residential Large Lot zoning and current District Plan controls.
83														

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
	210	Victor Ong			Planning Maps > Any other zones	210.1	Seek Amendment	Rezone Rural Urban Fringe (RuUF) around 565 Yaldhurst Road to Medium Density Residential (MRZ)	Rural Urban Fringe (RuUF) around 565 Yaldhurst Road	MRZ	RuUF	RuUF	Reject	Rezoning rural land to residential is out of scope of this plan change as it does not give effect to Policy 3 of the NPS UD, pursuant to Section 77N of the RMA.
84	244	Harvey Armstrong			Planning Maps > Any other zones	244.8	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	75 Alderson Avenue, Hillsborough	Residential Hills	Rural Port Hills Zone / Residential Hills	Rural Port Hills Zone / Residential Hills	Reject	Rezoning rural land to residential land is out of scope of this plan change as it does not give effect to Policy 3 of the NPS UD under Section 77N of the RMA.
85	388	Sally Elford for M.I.I.G Limited	M.I.I.G Limited		Planning Maps > Any other zones	388.1	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)	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 [80 Mairehau Road - property shaded in purple in image]	MRZ	RuUF	RuUF	Reject	Out of scope. Existing site rural zone.
86														

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
87	430	Tracey Berry			Planning Maps > Any other zones	430.3	Oppose	[That all of Westall Lane, Avonhead is zoned to enable residential development instead of Rural Urban Fringe].	Westall Lane, Avonhead	RS/MRZ	RS / RuUF	RS / RuUF	Reject	Out of scope. Existing site rural zone.
88	850	Hamish Wright for Crichton Development Group Limited	Crichton Development Group Limited		Planning Maps > Any other zones	850.1	Seek Amendment	Amend the planning maps to rezone the properties at 5-19 John Paterson Drive and 451 Halswell Junction Road as MRZ.	5, 9, 15, 19 John Paterson Drive and 451 Halswell Junction Road	MRZ	RuUF with respective designations	RuUF 5 & 19 John Paterson Drive and 451 Halswell Junction Road with NZTA Future Works designation	Reject	Out of scope. Existing rural zoned land.
89	880	Fiona Aston for Cathedral City Development Ltd	Cathedral City Development Ltd		Planning Maps > Any other zones	880.4	Oppose	Rezone 85 Harry Ell Drive from Rural Port Hills Zone to MRZ or FUZ.	85 Harry Ell Drive, Cashmere	MRZ/FUZ	RuPH	RuPH	Reject	Out of scope. Existing rural zoned land.

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881	Fiona Aston for Red Spur Ltd	Red Spur Ltd			Planning Maps > Any other zones	881.23	Seek Amendment	[Seeks to] [a]mend the residential zone boundaries of Redmund Spur as shown on the map i.e rezone the areas identified as B.1 – B.4 to Residential Hills/ Medium Density Residential (Redmund Spur Precinct), and rezone the areas identified as A.1 – A.2 to Rural Port Hills [B.1-B.4 and A.1-A.2 areas not clearly shown on map]					Reject	As per the evidence of Mr Kleybos, this change is considered out of scope.
90														
881	Fiona Aston for Red Spur Ltd	Red Spur Ltd			Planning Maps > Any other zones	881.24	Seek Amendment	[Seeks to] [a]mend the location of the Redmund Spur Neighbourhood Centre on the relevant planning maps and Table 15.1 below to be consistent with the location and size of the NC approved under Stage 6 subdivision consent (RMA/2022/2892) [refer to attachment].	Redmund Spur Neighbourhood Centre proposed within 47 Redmund Spur Road, Hoon Hay Valley	NCZ	NCZ	Commercial Local Zone	Accept	Greenfields development under construction. Proposed PC14 maps incorrectly shows the location of the approved NC (RMA/2022/2892)
91														

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92	172	Traci Mendiola			Planning Maps > Any other zones	172.2	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.	8 Gilders Grove, Heathcote	MRZ	RH / RuUF	RH / RuUF	Reject	Out of scope. Existing rural zoned land.
93	140	Colin McGavin			Planning Maps > Any other zones	140.4	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.	HRZ area north of Main North Road and east of Harewood Road HRZ area south of Main North Road and east of Papanui Road	HRZ area north of Main North Road and east of Harewood Road - HRZ HRZ area south of Main North Road and east of Papanui Road - RS	HRZ area north of Main North Road and east of Harewood Road - MRZ / HRZ HRZ area south of Main North Road and east of Papanui Road - MRZ / HRZ	HRZ area north of Main North Road and east of Harewood Road - RS / RSDT HRZ area south of Main North Road and east of Papanui Road - RS / RMD	Reject	Areas identified as HRZ are located within a walkable catchment to a centre zone. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS UD).

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94	156	Maureen McGavin			Planning Maps > Any other zones	156.4	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.	HRZ area north of Main North Road and east of Harewood Road HRZ area south of Main North Road and east of Papanui Road				Reject	Areas identified as HRZ are located within a walkable catchment to a centre zone. Greater intensification (HRZ) near centres supports a well-functioning urban environment (Policy 1 NPS UD).
95	188	Tony Simons for Riccarton Bush - Kilmarnock Residents' Association	Riccarton Bush - Kilmarnock Residents' Association		Planning Maps > Any other zones	188.15	Seek Amendment	[That] Jane Deans Close retain[s] its current zoning of Residential Suburban Density Transition [RSDT] [instead of HRZ]					Reject (heritage items evidence)	The war memorial plaque does not meet the criteria for scheduling as a heritage item in Policy 9.3.2.2.1.
96	145	Hebe Gibson for Te Mana Ora/Community and Public Health	Te Mana Ora/Community and Public Health		Planning Maps > Any other zones	145.17	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.	Open Space				Reject	The rezoning of additional open space is considered beyond the scope of applying MDRS and Policy 3 of the NPS-UD.
97	760	Adele Radburnd for ChristchurchNZ	ChristchurchNZ		Planning Maps > Any other zones	760.26	Seek Amendment	Retain the operative Open Space Community Parks zoning at Buchan Park.	41 Buchan Street, Sydenham	OCP	LCZ	OCP	Accept	This was an error in zoning

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98	914	Julie Comfort for Davie Lovell-Smith Ltd	Davie Lovell-Smith Ltd		Planning Maps > Any other zones	914.18	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.					Accept in-part	The recommendation is for waterbodies to be removed from QM maps and simply rely on Chapter 6 framework and established planning maps.
98	54	Shirley van Essen			Planning Maps > Any other zones	54.8	Seek Amendment	[S]eek[s] that TC3 land (high liquefaction risk) should remain residential suburban.					Reject	This is not considered a significant natural hazard under s6(h) of the Act.
99	898	Denis McMurtrie			Planning Maps > Any other zones	898.2	Seek Amendment	[That] the area to the South and East of Harewood Road and Main North Road [around Paparaoa Street / Strowan] is zoned Residential Suburban.	area to the South and East of Harewood Road and Main North Road [around Paparaoa Street / Strowan]	RS	HRZ, MRZ, LCZ, CCZ	RS / CL	Reject	Natural hazard QMs of this nature have been managed through overlays. Re-zoning is not required.
100														

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
101	437	David Allan			Planning Maps > Any other zones	437.3	Seek Amendment	[Retain current zoning outside the central city]					Reject	
102	443	Christine Hetherington for Summerset Group Holdings Limited	Summerset Group Holdings Limited		Planning Maps > Any other zones	443.11	Seek Amendment	[Remove the Future Urban Zone at] Summerset on Cavendish village (147 Cavendish Road, Casebrook, Christchurch), and legally described as Lot 1 DP 519380 (record of title 815809).	147 Cavendish Road	MRZ	MRZ / FUZ	RNN	Accept	This part of the site has obtain consent and works are underway. It no longer meets the criteria of FUZ.
103	728	Julie Comfort for Sutherlands Estates Limited	Sutherlands Estates Limited		Planning Maps > Any other zones	728.1	Support	Retain the Future Urban Zoning of Lot 101 DP 570868, being the development block located at the end of James Mackenzie Drive.	1 James Mackenzie Drive	FUZ	FUZ	RNN	Accept	Please refer to the evidence of Mr Bayliss.
104	916	Julie Comfort for Milns Park Limited	Milns Park Limited		Planning Maps > Any other zones	916.1	Support	Retain the Future Urban (FUZ) zoning for 25-51 Milns Road (Lot 600 DP 579587)	51 Milns Road (Lot 600 DP 579587)	FUZ	FUZ	RNN	Acknowledge	Refer to the s42A report of Mr Lightbody.
105	852	Jo Appleyard for Christchurch International Airport Limited (CIAL)	Christchurch International Airport Limited (CIAL)		Planning Maps > Any other zones	852.13	Oppose	Amend the planning maps to remove Residential New Neighbourhood zoning and rename to Residential Suburban or Residential Suburban Density Transition zone.					Accept	This aligns with the QM response to the airport noise contour.
106	704	Alex Booker for WDL Enterprises Limited and Birchs Village Limited	WDL Enterprises Limited and Birchs Village Limited		Planning Maps > Any other zones	704.1	Seek Amendment	That the Land be retained as FUZ or all or part of it be rezoned MRZ (or an equivalent zoning). [Please see attached submission for more]	RNN-zoned land subject of Proposed Appendix 8.10.23 East Papanui Outline Development Plan	FUZ	FUZ	RNN	Reject	Please refer to the evidence of Mr Bayliss.

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107	208	Amie Cocking			Planning Maps > Any other zones	208.3	Oppose	Reject the rule changes that allow for higher intensity residential development outside of the inner city (Four Avenues).					Reject	Council must give effect to Policy 3(d) of the NPS-UD and apply MDRS across relevant residential zones.
108	316	Jo Jeffery			Planning Maps > Any other zones	316.6	Seek Amendment	[Retain existing/operative residential zones outside the four avenues]					Reject	Council must give effect to Policy 3(d) of the NPS-UD and apply MDRS across relevant residential zones.
109	465	Stuart Roberts			Planning Maps > Any other zones	465.4	Seek Amendment	[Retain current zones outside the central city]					Reject	Council must give effect to Policy 3(d) of the NPS-UD and apply MDRS across relevant residential zones.
110	638	Garth Wilson for Central Riccarton Residents' Association Inc	Central Riccarton Residents' Association Inc		Planning Maps > Any other zones	638.5	Seek Amendment	[That current zoning is retained outside of] the Central City, defined as The Core and The Frame.					Reject	Council must give effect to Policy 3(d) of the NPS-UD and apply MDRS across relevant residential zones.
111	216	Russell Wills			Planning Maps > Any other zones	216.3	Seek Amendment	[Retain current zoning in Hornby]					Reject	Council must give effect to Policy 3(d) of the NPS-UD and apply MDRS across relevant residential zones.
112	390	Mike Singleton			Planning Maps > Any other zones	390.5	Seek Amendment	[That the] old sale yard site [at Canterbury Agricultural Park is re-zoned to enable] high density/mixed commercial use and development.					Reject	This site is not within a relevant Policy 3(d) catchment, i.e. a large commercial centre.
113	142	Sue Sunderland			Planning Maps > Any other zones	142.3	Seek Amendment	[Retain existing zones in Merivale]					Reject	Council must give effect to Policy 3(d) of the NPS-UD and apply MDRS across relevant residential zones.

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114	158	Susan Thomas			Planning Maps > Any other zones	158.3	Seek Amendment	[Retain current zoning in Dallington]		RS and Specific Purpose (Otakaro Avon River Corridor)	RS, Specific Purpose (Otakaro Avon River Corridor), LPTA and TMA QMs	RS and Specific Purpose (Otakaro Avon River Corridor)	Reject in-part	Council must give effect to Policy 3(d) of the NPS-UD and apply MDRS across relevant residential zones. However, parts are covered by QMs that would retain operative zones.
115	694	Paul Keung for KI Commercial Limited	KI Commercial Limited		Planning Maps > Any other zones	694.1	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.	51 Heberden Avenue	RH or MRZ	RH, RuPH and QMs	RH and RuPH	Accept in-part	The parts of the site site outside of any coastal hazards are within the LPTAA. This is proposed to be zoned MRZ, with an associated Precinct.
116	784	Jessica Adams			Planning Maps > Any other zones	784.9	Oppose	Rezone Prestons subdivision from MRZ to Residential Suburban Zone.		RS	MRZ (Wastewater QM)	RNN	Reject	The area has a relevant residential zone. The Wastewater Constraints overlay seeks to ensure density is managed.
117	242	Sandamali Ambepitiya for Property Council New Zealand	Property Council New Zealand		Planning Maps > Any other zones	242.13	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.					Acknowledge	

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
118	823	Jo Appleyard for The Catholic Diocese of Christchurch	The Catholic Diocese of Christchurch		Planning Maps > Any other zones	823.206	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.		Brownfield overlay	IG	IG	Reject	Refer to s42a - Commercial Zones outside Central City and Industrial Zones
119	705	Alex Booker for Foodstuffs	Foodstuffs		Planning Maps > Any other zones	705.7	Seek Amendment	Rezoning the following sites at 159 Main North Road. Head Office: Amend to rezone Lot 2 DP 14400 (159 Main North Rd), part of Lot 1 DP 14400 and accessway on Lot 7 DP14400 to IG. This reflects the recent PC5 decision. PAK'n Save: Amend to rezone Lot 5 DP3753, Lot 1 DP76152 and Part Lot 1 DP 21207 to Local Centre Zone to reflect the consented and intended use as a PAK'nSAVE	159 Main North Road	LCZ	NCZ, IG, MRZ	IG, CL, RS	Reject	Refer to s42a - Commercial Zones outside Central City and Industrial Zones
120	248	Kerry Andrews for Annex Developments	Annex Developments		Planning Maps > Any other zones	248.2	Support	Support rezoning the Tannery site at Garlands Road from Industrial General to Mixed Use Zone'		Not Applicable	MUZ	IG	Acknowledge	The submitter supports the notified proposal.
121	737	Christian Jordan			Planning Maps > Any other zones	737.8	Seek Amendment	The mixed use zone should not apply between Blenheim Rd and the Railway track. The zone is otherwise a positive change.					Reject	The site are outside the scope of PC 14. Turning to merits. Mixed Use Zone and Industrial Zone both permit industrial activities, however mixed use enables residential activity above ground floor. The most appropriate zoning for Blenheim Road is Mixed

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
122	726	Michele McKnight			Planning Maps > Any other zones	726.4	Seek Amendment	[Seeks] the council to mak[e] Gwynfa Ave and any other similar streets on this hill ... a special character overlay area		Character Overlay			Reject in-part	The Character Area assessment has demonstrated that sites fronting Hackthorne Road and Macmillan Avenue have merit in being within a Residential Character Area.
123	730	Geoff White for Gwynfa Ave Residents Association	Gwynfa Ave Residents Association		Planning Maps > Any other zones	730.2	Seek Amendment	[Seeks that Council retain operative Residential Hills zoning on Gwynfa Ave, Cashmere]	Gwynfa Avenue, Cashmere	RH	MRZ	RH	Reject in-part	The Character Area assessment has demonstrated that sites fronting Hackthorne Road and Macmillan Avenue have merit in being within a Residential Character Area.
124	54	Shirley van Essen			Planning Maps > Any other zones	54.6	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.	34, 36A and 38 Kahu Road	Airport Noise Contour inclusion	MRZ	RS	Accept	Updated contours have been proposed, which have been recommended to be adopted.

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
125	439	Jeff Vesey			Planning Maps > Any other zones	439.3	Seek Amendment	That the area proposed to be Residential Suburban Zone under the Airport Noise Influence Area in Avonhead/Ilam be zoned Medium Density Residential Zone in line with the surrounding area and the National Policy Statement for Urban Development.					Reject	Operative zoning has been proposed to be retained in response to the nature of the qualifying matter.
126	543	Peter Hobill			Planning Maps > Any other zones	543.1	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]		RSDT	RS, RSDT	RS, RSDT	Reject	Operative zoning has been proposed to be retained in response to the nature of the qualifying matter.

	A	B	C	D	E	F	G	I	J	K	L	M	N	O
887	Fiona Aston for Jane Harrow	Jane Harrow			Planning Maps > Any other zones	887.3	Seek Amendment	Rezone land between the 50 and 55 Ldn CIAI 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.	384 Sawyers Arms Road (Image A) 388 Sawyers Arms Road (Image B) 420 Sawyers Arms Road (Image C) 422 Sawyers Arms Road (Image D) 424 Sawyers Arms Road (Image E) 426 Sawyers Arms Road (Image F) 434 Sawyers Arms Road (Image G) 123 Gardiners Road (Image H) 141 Gardiners Road (Image I)	384 Sawyers Arms Road (FUZ or MRZ) 388 Sawyers Arms Road (FUZ or MRZ) 420 Sawyers Arms Road (FUZ or MRZ) 422 Sawyers Arms Road (FUZ or MRZ) 424 Sawyers Arms Road (FUZ or MRZ) 426 Sawyers Arms Road (FUZ or MRZ) 434 Sawyers Arms Road (FUZ or MRZ) 123 Gardiners Road (FUZ or MRZ) 141 Gardiners Road (FUZ or MRZ)	384 Sawyers Arms Road (RUFZ) 388 Sawyers Arms Road (RUFZ) 420 Sawyers Arms Road (RUFZ) 422 Sawyers Arms Road (RUFZ) 424 Sawyers Arms Road (RUFZ) 426 Sawyers Arms Road (RUFZ) 434 Sawyers Arms Road (RUFZ) 123 Gardiners Road (FUZ and RUFZ) 141 Gardiners Road (FUZ and RUFZ)	384 Sawyers Arms Road (RUFZ) 388 Sawyers Arms Road (RUFZ) 420 Sawyers Arms Road (RUFZ) 422 Sawyers Arms Road (RUFZ) 424 Sawyers Arms Road (RUFZ) 426 Sawyers Arms Road (RUFZ) 434 Sawyers Arms Road (RUFZ) 123 Gardiners Road (RNN and MRZ) 141 Gardiners Road (RNN and MRZ)	Reject Reject Reject Reject Reject Reject Reject Reject Reject	Rurally zoned sites, or proportion of sites, are not relevant residential zones and outside of the urban environment. Re-zoning these areas is considered out of scope. Undeveloped greenfield areas have been rezoned to apply appropriate National Planning Standards zoning of FUZ. Council has demonstrated that beyond sufficient housing capacity is provided through PC14. Reference is made to evidence by Ms Oliver, Mr Scallan, and Mr Bayliss.
127														

Appendix G – Mahaanui Kurataiao statement of Riccarton Bush cultural values

Statement of manawhenua values: Pūtarikamotu

Background

The Christchurch City Council voted to not notify its proposed Housing and Business Choice Plan Change (PC14). This has enabled further analysis of the draft provisions. The Council have engaged Mahaanui Kurataiao to advise on the cultural effects of enabling intensified housing development at the perimeter of Pūtarikamotu/Riccarton Bush. PC14 is the Council's response to the The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021. This legislation requires councils in large urban areas to increase housing supply and allow a wider variety of homes to be built. The Act gives direction to councils in order to implement the requirements of the National policy statement on Urban Development (NPS-UD, 2020).

Mahaanui Kurataiao has been mandated by Te Ngāi Tūāhuriri Rūnanga who hold manawhenua in Christchurch City to prepare a statement of manawhenua values associated with Pūtarikamotu. This provides a description of the cultural values associated with Pūtarikamotu, the effect of housing intensification on these values, and is intended to act as evidence to support reducing the extent of intensification adjacent to the bush as a qualifying matter.

Proposal

It is understood that under the draft plan change, intensification around a portion of the site would be enabled up to 20m (six stories) in height. This level of intensification is due to the proximity of the site to the Riccarton commercial centre, and in accordance with Policy 3(d) of the NPS-UD. This would however be limited around the Northern perimeter of the bush by the restrictions associated with the airport noise contour. The initial approach by the Council to minimising the adverse effects of intensification on the bush was to reduce the maximum permitted building height to 12m (three stories) in the sites surrounding the perimeter. Pūtarikamotu is recognised as having a range of cultural and ecological heritage values, prompting the Council to further examine the implications of this approach. A Heritage Landscape Assessment has been prepared by Wendy Hoddinott of WSP to assist the Council in assessing the effectiveness of the draft provisions. This report demonstrates that the presence of three storey buildings would obscure the visual presence of the forest canopy, thereby having an adverse effect on the landscape values of the bush. It recommends that the existing plan provisions restricting building height to 8m (two stories) should be retained in an area containing approximately 250 lots in the periphery of Pūtarikamotu as a qualifying matter. The recommended area of influence is shown in Figure One which is taken from the Heritage Landscape Assessment.

Manawhenua Values associated with Pūtarikamotu

Pūtarikamotu is the sole remnant of the ancient podocarp forest that once characterised much of Kā Pākihi-whakatekateka-a-Waitaha/Canterbury Plains and is a significant cultural landscape.

Manawhenua have a particular interest in indigenous biodiversity, for its inherent value in the landscape, the ecosystem services it provides, and with regard to mahinga kai. Indigenous flora and fauna has sustained manawhenua for hundreds of years, providing food, fibre, building materials, fuel, medicine and other necessities. The relationship between manawhenua and indigenous biodiversity has evolved over centuries of close interaction and is an important part of Ngāi Tahu culture and identity.

The Ngāi Tahu Claims Settlement Act 1998 describes mahinga kai as “the customary gathering of food and natural materials and the places where those resources are gathered.”¹ Mahinga kai are central to Ngāi Tahu culture, identity and relationship with landscapes and waterways of Te Waipounamu.

Traditional place names or “ingoa wāhi” offer tangible connections between the past and the present, the people, the landscape, and associated practices and traditions. In “Grand Narratives”, the origin and meaning of the name Pūtarikamotu is described as follows:

“The name Pūtarikamotu has been subject to a good deal of speculation by historians and elders, all centring on the word ‘tarika’, which means ‘ear’. Most historians of Māori have a basic knowledge of Māori and ‘tarika’ is an obvious word to focus the attention because ‘pū’ and ‘motu’ do mean a clump of trees. As a result the most common translation is that that the area was ‘the place of the severed ear’. However, the text below gives a better indication of the true meaning of the name. Pūtarikamotu was a site where our elders snared forest fowl such as pigeon, the South Island kākā and the tūī, which we call kōkō. ‘Pū’ describes a bush or clump of trees. ‘Tari’ is a noose used to snare birds, as in ‘Ka tae ki runga ki te maunga, ka taria e ia te kiwi, ka mau’ (upon reaching the mountains, snares were set to catch the kiwi). ‘Motu’ can mean the island of trees, but it also refers to how fowlers would cut the snares for their birds. Therefore, Pū-tari-kamotu is likely to mean ‘the forest where the snares were cut’, – that is the forest where the birds were taken after they had been snared. There is no certainty about this name, but this interpretation aligns with the fact this site was a place to take forest fowl.”²

Pūtarikamotu was a site of historical occupation and use by manawhenua associated with the Ōtākaro (Avon River). This settlement was sited for strategic access to the resources of the river and the forest itself. In 1879, the Smith-Nairn Royal Commission of Enquiry was launched to examine grievances following the Canterbury Land Purchases. Pūtarikamotu was the subject of an unsuccessful claim for a mahinga kai reserve and Ngāi Tūāhuriri kaumātua gave evidence describing it as a kāinga nohoanga (settlement), kāinga mahinga kai (food-gathering place), and he pā tūturu where tuna (eels), kanakana (lamprey), and aruhe (bracken fernroot) were gathered. Pūtarikamotu was also described as a forest where whīnau (*Eleocarpus dentatus*), pōkākā (*Elaeocarpus hookerianus*), mātai (black pine), and kāhika (white pine) grew. The birds gathered here included kererū, kākā, kōkō (tūī), kōparapara (bellbird) and mahotatai.

Contemporary utility of Pūtarikamotu as a mahinga kai is limited by conservation legislation that prohibits customary harvest of protected species, and by the general fragmentation and degradation of surrounding ecosystems. However the historical role of Pūtarikamotu as a mahinga kai for Ngāi Tūāhuriri tūpuna (ancestors) connects manawhenua in the present to the landscape and their whakapapa associations with it.

Pūtarikamotu is prized as a taonga because of the representative nature of the remnant forest ecosystem. The forest supports taonga species including kererū, pīwakawaka, and kiwi which are either limited or absent in the deforested landscapes of Canterbury. The quality of this taonga ecosystem is why it is one of the few sites that have scored highly in State of Takiwā cultural assessments undertaken by manawhenua in the Ihutai catchment³. The historical associations and contemporary importance of the bush imbue within it a particular mauri or life force.

¹ Ngāi Tahu Claims Settlement Act, 1998

² Tau, TM. 2016. The values and history of the Ōtākaro and North and east frames in “Grand Narratives”. Page 51.

³ Mahaanui Iwi Management Plan, 2013. Page 239.

The Mahaanui Iwi Management Plan (IMP) policy direction is clear on the need to ensure council planning instruments protect Pūtarkiamotu. A key objective in the IMP is that *“Regional policy, planning and decision making in the takiwā reflects the particular interest of Ngāi Tahu in indigenous biodiversity protection, and the importance of mahinga kai to Ngāi Tahu culture and traditions.”*⁴

Policies directing for the need to protect sites such as Pūtari kamotu include:

TM1.2 To advocate that the protection and restoration of traditional and contemporary mahinga kai sites and species is recognised and provided for as a matter of national importance under the RMA 1991.

TM2.5 To require that city, district and regional plans include specific policy and rules to protect, enhance and extend existing remnant and restored areas of indigenous biodiversity in the takiwā.

IH7.4 To require that city and regional plans include specific policy and rules to protect, enhance and extend existing remnant and restored natural habitat areas in the catchment, including but not limited to:
(b) Pūtari kamotu (Deans Bush)

The effects of development on Pūtari kamotu were discussed in a 2001 report prepared for the Riccarton Bush Trust Board⁵. The report evaluated a range of effects including root damage, fire, shading, hydrological changes, vegetation cutting, and reduced amenity value. The operative district plan provisions in conjunction with the management of the bush by the Trust Board appear to manage these effects to a degree that is sufficient to maintain the mauri of the bush. However it is reasonable to anticipate these effects would be amplified if the sites adjacent to the bush were subject to the level of intensification that would be enabled under the draft provisions.

The stature of the kahikatea canopy represents a significant cultural landscape within a highly modified urban environment. The visual presence is a significant component of the enduring mauri of Pūtari kamotu. The Heritage Landscape Assessment provides clear evidence that this presence would be undermined under the draft provisions.

Conclusion and recommendation

The mauri of Pūtari kamotu would be adversely affected by the imposing presence of three-story buildings enabled within its periphery under the draft provisions. The establishment of a qualifying matter which lessens this effect is supported by manawhenua as providing better protection of the bush as a taonga with significant cultural landscape values. While manawhenua support the general intent of enabling housing intensification, such a culturally and ecologically sensitive site must be afforded appropriate protection from the effects of urban development.

Section 6 of the Resource Management Act (1991) requires decision makers to recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga as a matter of national importance. The recommendations of the Heritage Landscape Assessment as outlined in Figure One are supported by Ngāi Tūāhuriri as more appropriately protecting the mauri of Pūtari kamotu.

⁴ Mahaanui Iwi Management Plan, 2013. Page 127.

⁵ Chrystal & Norton. 2001. Potential impacts of peripheral development on Riccarton Bush.



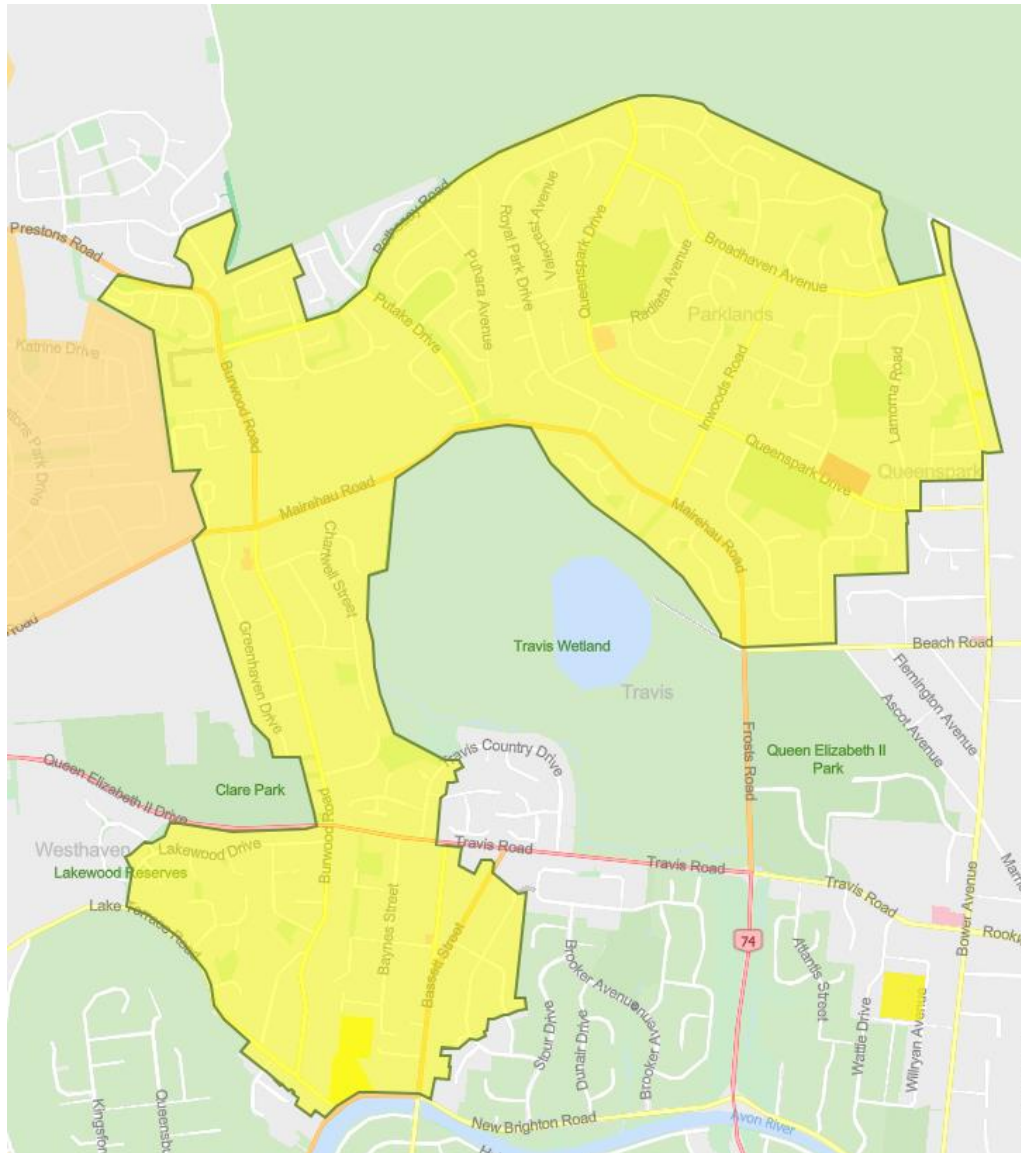
Figure one: Recommended zoning to buffer Pūtaringamotu from the effects of housing intensification. *Source: WSP Pūtaringamotu Riccarton Bush Heritage Landscape Review, Wendy Hoddinott.*

Appendix H – Recommended LPTAA-related zoning changes

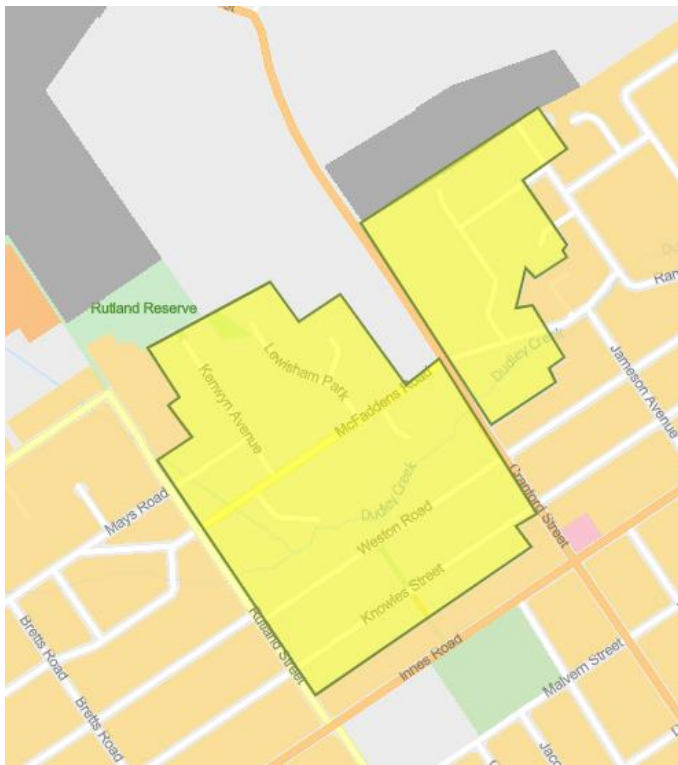
Appendix H – Re-zoning through LPTAA changes

Re-zoning shown in yellow, where MRZ would apply and LPTAA removed:

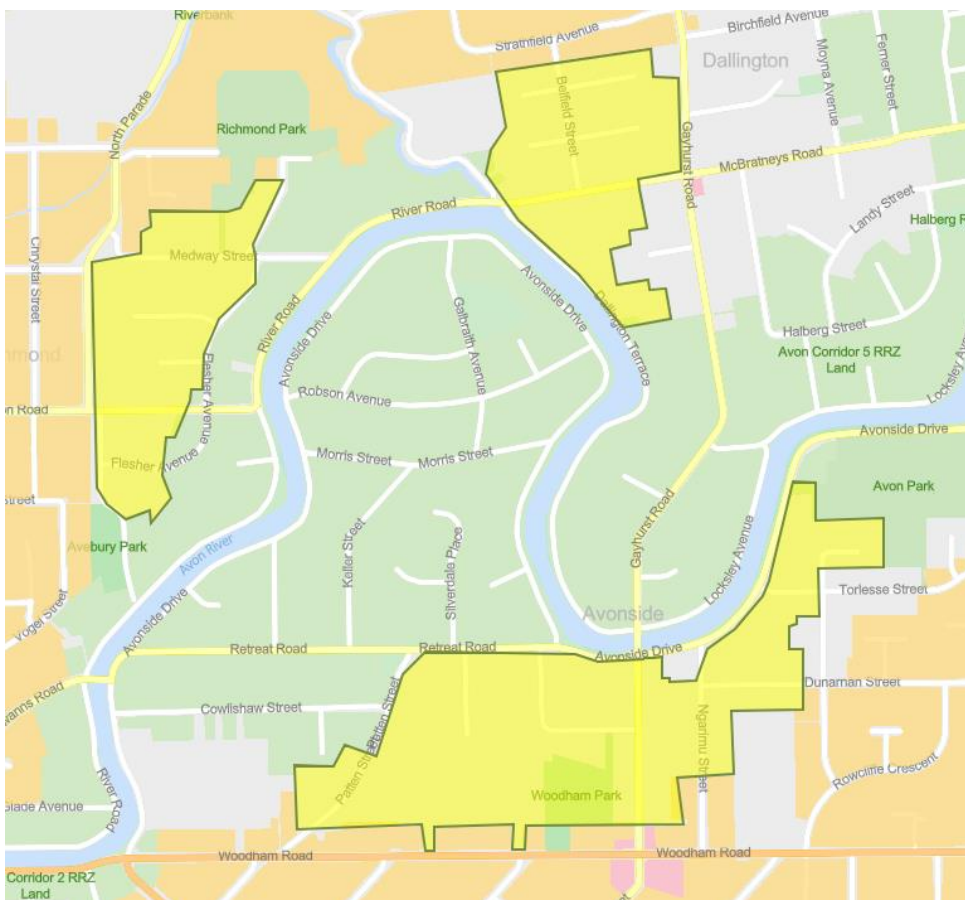
Parklands / Travis:



St Albans:



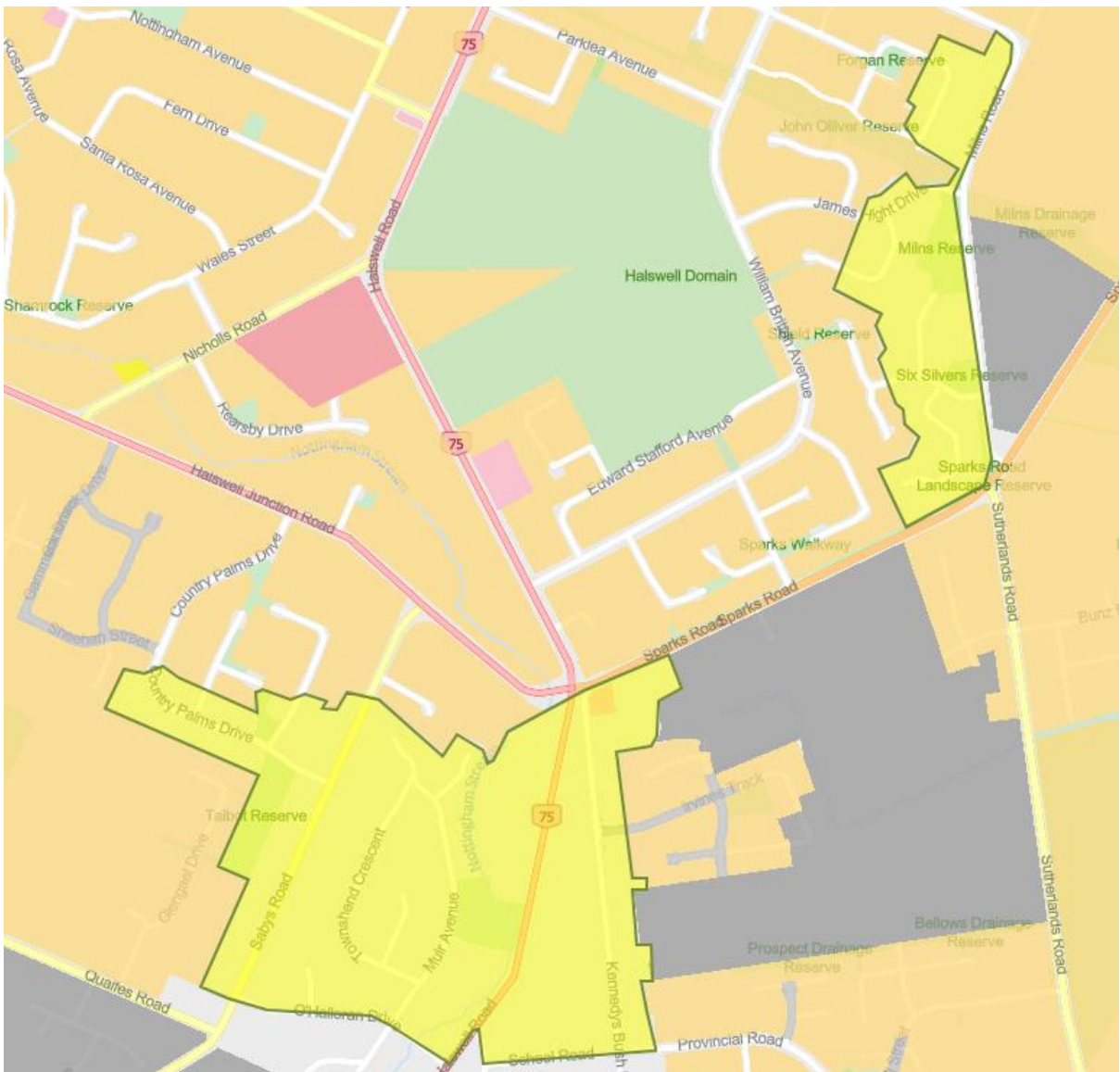
Avonside / Dallington:



Hoon Hay:



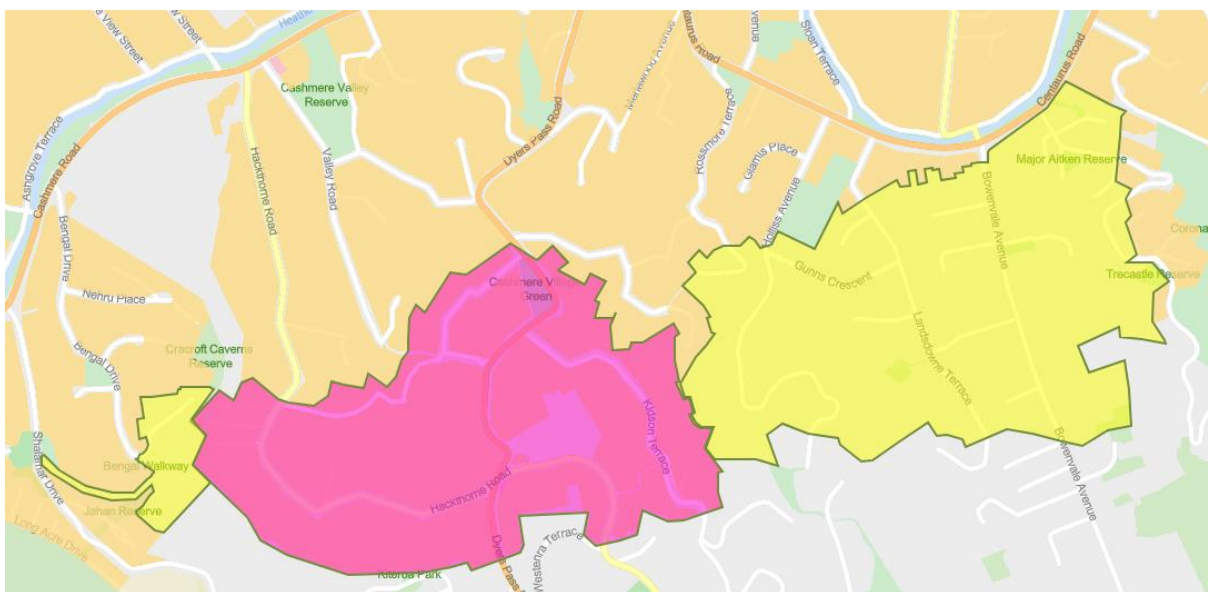
Halswell:



Avonhead:



Residential Hill areas where MRZ would be applied (with Residential Hills Precinct) – shown in **yellow** – and areas where the LPTAA would apply through the Suburban Hills Precinct – shown in **pink**:



Appendix I – Memorandum: Stormwater Infrastructure Constraints for Plan Change 14 (MDRS)

Memo

Date: 14 April 2023
From: Tom Parsons, Surface Water Engineer
Brian Norton, Senior Stormwater Planning Engineer
To: Ike Kleynbos, Principal Advisor Planning
Mark Stevenson, Manager Planning
Cc: Kevin McDonnell, Team Leader Asset Planning (SW&WW)
Reference: 22/1527069

Stormwater Infrastructure Constraint for Plan Change 14 (MDRS)

1. Purpose of this Memo

- 1.1 Council is currently developing Plan Change 14 to give effect to the National Policy Statement on Urban Development (NPS-UD) and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act (“the Act”). The Act provides for increase intensification of development through application of Medium Density Residential Suburban (MDRS) rules within the district plan. The legislation enables Council to limit the application of intensification rules through ‘related provisions’ under s80E(2) of the Act for the likes of stormwater management¹.
- 1.2 This memo outlines the rationale on relying on existing by-law processes rather than pursuing control of intensification through a stormwater constraint as a related provision to Plan Change 14. This memo does not describe the existing processes for large sites or large subdivisions as these are managed through one-off approvals.
- 1.3 The information in this memo is not confidential and can be made public.

2. Purpose for Stormwater Controls

- 2.1 There are two main purposes for controlling development from a storm water perspective; to manage the effects of development and the effects on development.
- 2.2 The table below provides examples of typical effects and the mechanisms used to control them:

¹ Provisions have been proposed relating to: vacuum sewers, coastal inundation, coastal erosion, high flood hazard, flood ponding and waterbody setbacks.

Table 1 Stormwater Effects of and on Development

Of / On	Stormwater Effect	Control	Typical mitigation
Of	Increased runoff	Stormwater bylaw ²	On-site storage or disposal into land
	Contaminant discharge	Stormwater bylaw	Treatment devices
	Reduced waterway capacity	District Plan and Stormwater bylaw	Limit filling
	Filling of the floodplain	District Plan and Stormwater bylaw	Limit filling
On	Flooding of property	Not controlled ³	n/a
	Flooding of habitable dwelling	Building Act and District Plan	Floor level setting

3. Current Controls and Processes

- 3.1 Council has a range of tools and powers available to manage the effects of and on development, and to manage the network, including:
- Building Act powers to set minimum building platform levels and floor levels
 - District Plan zones to control filling in the floodplain, to set floor levels and to limit development and earthworks within the waterbody setback
 - Stormwater bylaw ("the bylaw")⁴ powers to control discharge quantity and quality from a site through approval to connect to the network
 - By-law powers to control works in the floodplain
 - Christchurch District Drainage Act powers to remove obstacles from the network (i.e. remove inappropriate development, such as earthworks, dumping of material, fences and structures)
 - Local Government Act powers to manage the network and to build new infrastructure
- 3.2 There are a range of processes used to apply these tools, including approvals under resource consents, subdivision consents, building consents, and approval to connect to the stormwater network.
- 3.3 The approval to connect to the stormwater system⁵ is used to manage the effects of intensification. At the time of application the potential effects on the network are considered by the Stormwater and Waterways Asset Planning Team. The need for an approval to connect

² Stormwater and Land Drainage Bylaw 2022

³ Stormwater design standards for new greenfield sub-divisions require stormwater network capacity up to a 1 in 5 year (or a 20% AEP) rainfall event and confinement of stormwater within the road corridor in events up to a 1 in 10 year (or a 10% AEP) rainfall event, providing some control of on-property flooding. (See section 5.6.4 of Council's IDS: <https://ccc.govt.nz/assets/Documents/Consents-and-Licences/construction-requirements/IDS/Infrastructure-Design-Standard/Part-5-Stormwater-Land-Drainage.pdf>)

⁴ The Council website provides a summary of the bylaw: <https://ccc.govt.nz/the-council/plans-strategies-policies-and-bylaws/bylaws/stormwater-and-land-drainage-bylaw-2022/>

⁵ Formally known as "authorisation for the discharge of stormwater From Property/outfall details/connections".

to the stormwater network is identified through a building consent or a resource consent⁶ but is a separate process. Information on the approvals process is available on the Council’s website: <https://ccc.govt.nz/services/water-and-drainage/stormwater-and-drainage/stormwater-and-your-property>

- 3.4 Stormwater quantity management for small sites is triggered depending on the extent of new development and whether the site is a flat or hill site (Table 2).

Table 2 Small site stormwater quantity mitigation triggers

Hill sites (>5° slope)	All hill sites are required to install rain tanks or other suitable mitigation devices when new development (or intensification) takes place.
Flat, urban areas	Mitigation is required only if: <ol style="list-style-type: none"> 1. The additional impervious area added is greater than 150 m²; and 2. The resultant impervious area covers more than 70% of the total site area.

- 3.5 The standard mitigation is to require 5m³ of storage per 100m² of increased impermeable area⁷ unless there is a Council stormwater facility that has been designed to accommodate flows from the site or to manage stormwater within the catchment. On-site first flush treatment of stormwater from trafficable hardstand is required for the sites adding 150m² or more hardstand and more than 5 carparks unless a Council stormwater treatment facility has capacity in the downstream network. These requirements are set out Council’s website (Attachment A)⁸: <https://ccc.govt.nz/assets/Documents/Services/Wastewater/Onsite-Stormwater-Mitigation-Guide.pdf>

- 3.6 Approvals also control construction phase discharges in order to mitigate the effects of sediment on waterways. Standard conditions such as the below are included in the written approval for discharge:
 - The approved Erosion and Sediment Control Plan shall be implemented on the development site prior commencement of earthworks activities.
 - The concentration of total suspended solids (TSS) in construction phase stormwater discharges as measured where the site discharges into the Christchurch City Council stormwater network shall not exceed 50 milligrams per litre.
 - The discharge of stormwater during site construction shall be via best practicable erosion and sediment control measures to minimise erosion of land and the discharge of sediment-laden stormwater into the CCC stormwater drainage network and the receiving environment.

- 3.7 Bylaw approvals may also be required if a site includes a waterway and the proposal includes works near the waterway (separate from the resource consent process), if the property is in a floodplain or if there will be building in close proximity to stormwater pipes.

⁶ Bylaw approvals are signalled through planning approvals, however, until the application is considered by the Stormwater and Waterways Asset Planning Team the number and nature of approvals required is not provided to the applicant.

⁷ Investigations into the stormwater attenuation requirements are documented in TRIM: 14/1135864

⁸ The website calls for water quality treatment for developments that increase impervious area by more than 150m² but it has been found that this is triggered in unintended circumstances, for example, driveways to rear sections with low vehicle movements.

- 3.8 As an aside, placement of hazard notices on titles may be required through the building consent process if the land is subject to flooding under the Building Act.

4. Case Studies

106-124 Canon Street (RMA/2022/338)

- 4.1 The application was for an 11 lot vacant subdivision on a former industrial site. As part of the original application the applicant had proposed tanks on each lot for stormwater attenuation purposes to offset the effects of intensification (22/173001, 22/393318). Approval to connect to the stormwater network was granted subject to on-site stormwater attenuation (5m³ rain tank) for each new lot being constructed (22/1028149). The subdivision consent decision document includes a condition for a consent notice requiring attenuation on each allotment using rain tanks (22/653394).
- 4.2 The effects of flooding on the development were considered, with appropriate floor levels being set as the development is within the Flood Management Area.
- 4.3 Extracts from the application documents highlight the inclusion of above ground rain tanks for each proposed dwelling (Figure 1 and Figure 2).

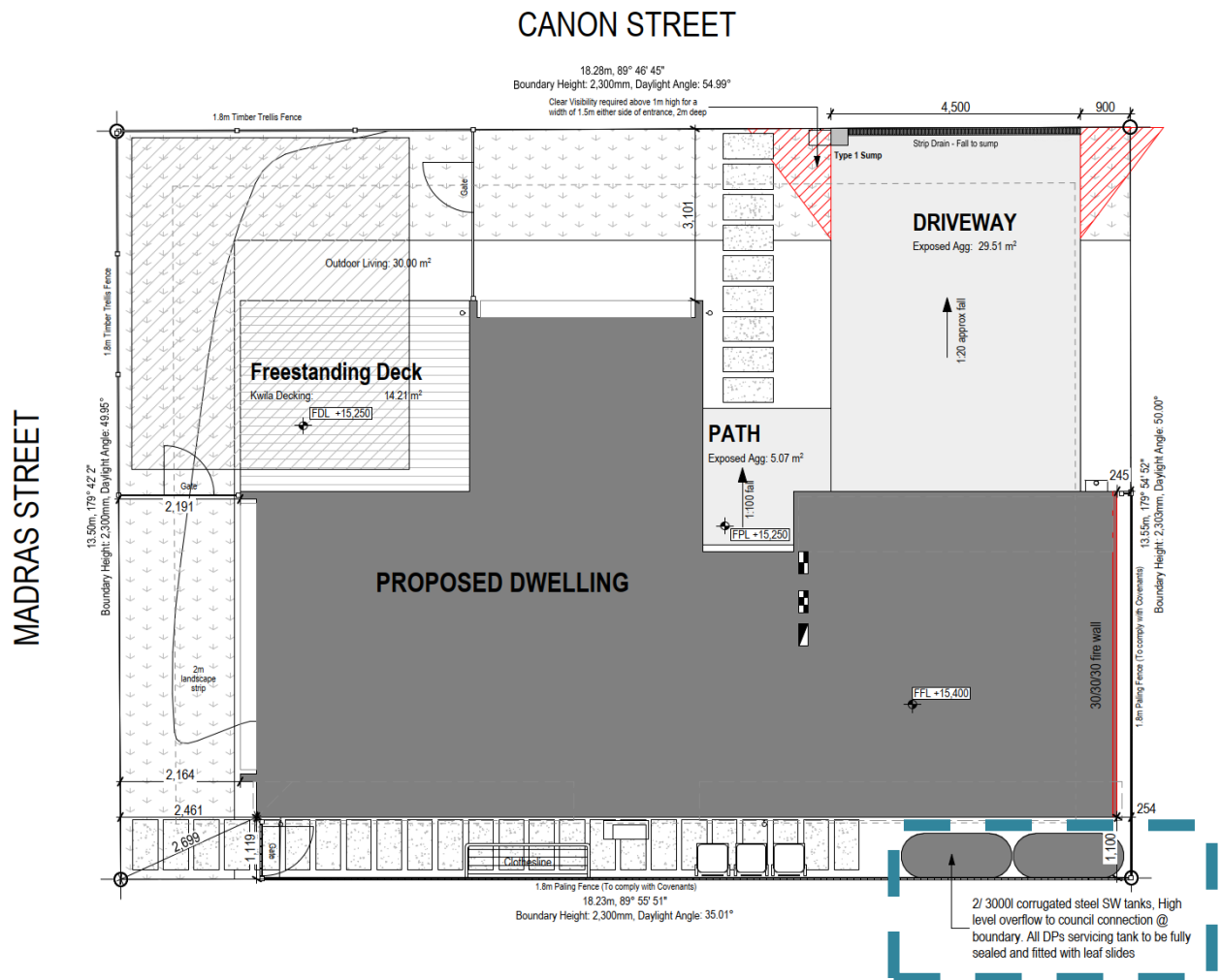
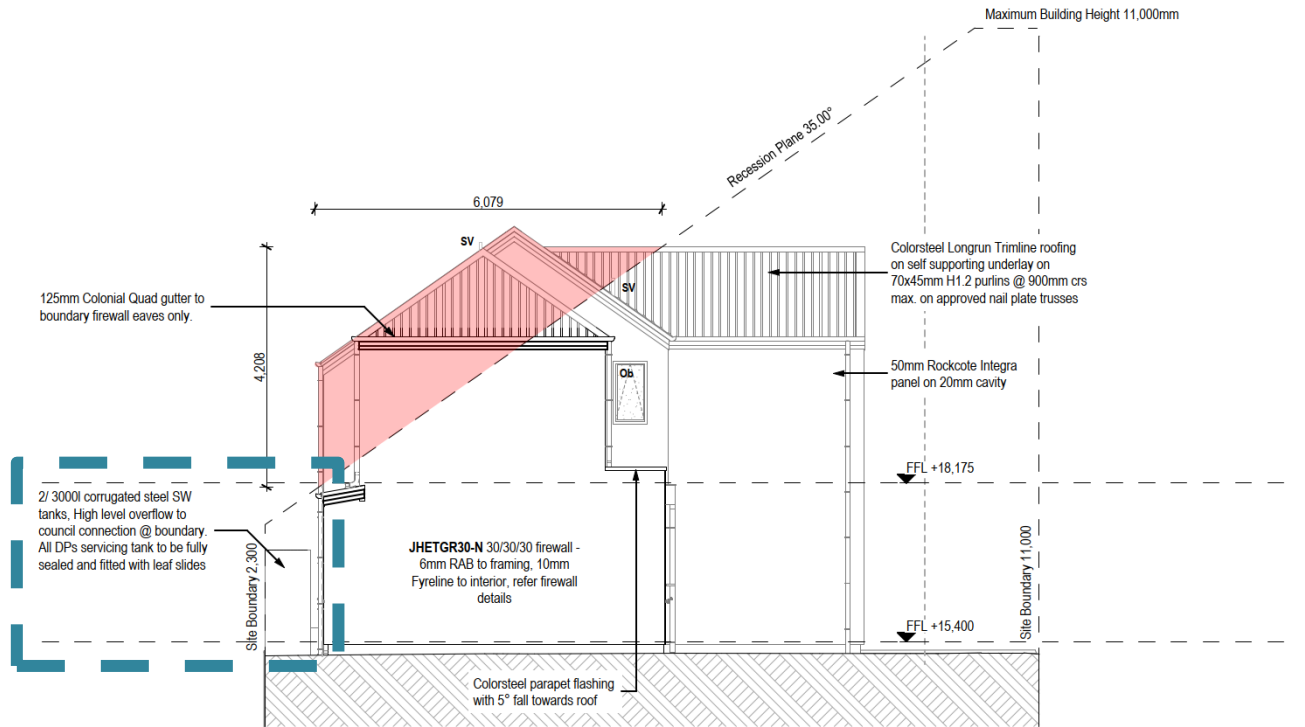
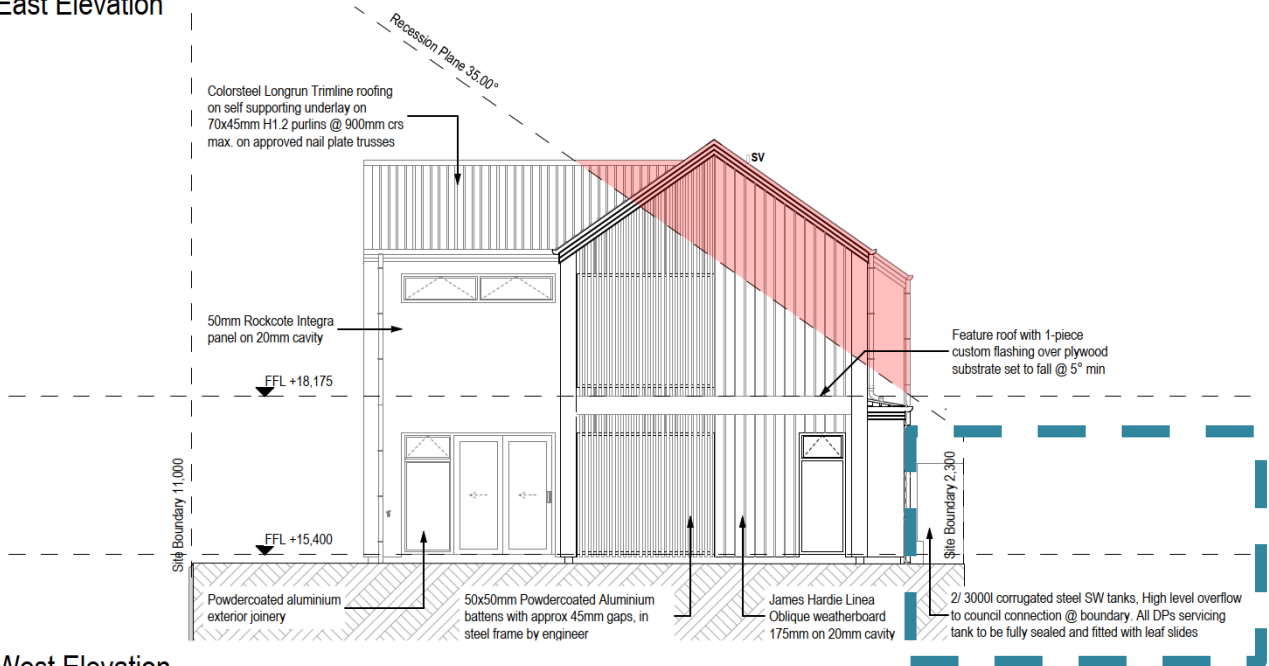


Figure 1 Example building layout with rain tanks highlighted



East Elevation



West Elevation

Figure 2 Example building elevation with rain tanks highlighted

24 Roche Avenue (BCN/2021/1617)

- 4.4 This Kainga Ora development includes 10 dwellings over 4 existing lots. On-site Attenuation (39m³ total rain tank volume) was provided to mitigate the additional flow from the site. Flooding was identified as an issue within the PIM (21/384490). The need for an authorisation to connect and the potential need for stormwater storage tanks was also detailed:

Authorisation For The Discharge Of Stormwater From Property: To comply with the New Zealand Building Code stormwater discharge from this property must avoid the likelihood of damage to the outfall in a manner acceptable to the Council’s Three Waters & Waste Unit. In addition, the Council requires stormwater discharge compliance with Environment Canterbury’s

regional rules and holds a number of discharge consents throughout its territory which it may use to authorise the discharge of stormwater into its network. Compliance with relevant consent conditions may require onsite stormwater mitigation (treatment and/or attenuation/disposal). For further information contact Stormwater.Approvals@ccc.govt.nz

Stormwater Storage Tank: An additional option of using storage tanks for use as non-drinking water may be used. In some cases onsite attenuation, usually in the form of a detention tank, may be required as part of the stormwater discharge authorisation. For further information (general tank installation guidelines) refer to the following web page: <https://ccc.govt.nz/cwp.govt.nz/services/stormwater-and-drainage>

- 4.5 Approval to connect to the stormwater network was granted subject to on-site stormwater attenuation being implemented (21/498924) in accordance with Council’s standard tank sizing calculation and as proposed by the applicant (21/498363):

Stormwater from the roof and from as much of the hardstanding as possible shall be attenuated using 5x tanks with a minimum storage volume of 40m³. Discharge from the tank shall be via a 10 mm outlet. The tank shall have a 100 mm overflow pipe. The tank shall be installed and maintained in accordance with an approved management plan.

In this example the applicant proposed tanks that were shared (Figure 3).

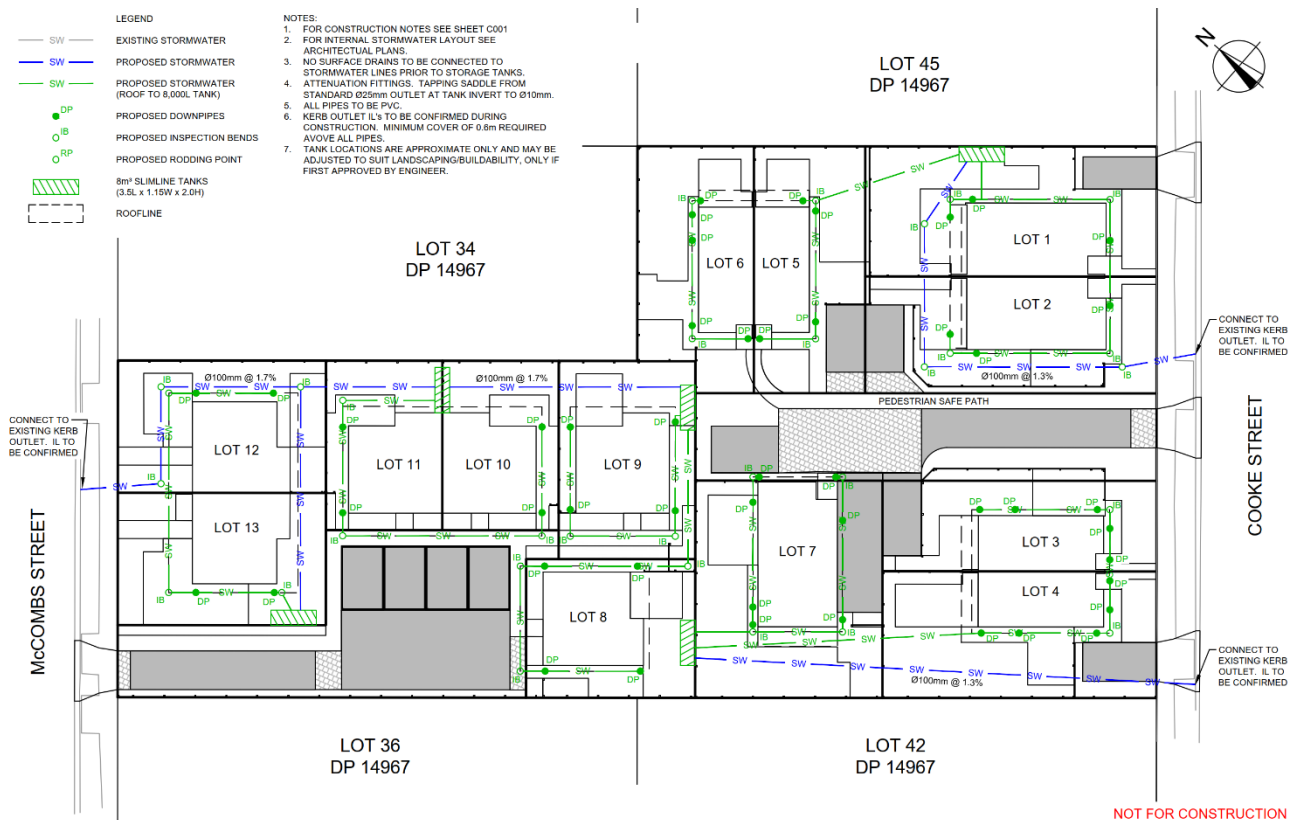


Figure 3 Proposed stormwater layout showing shared facilities

9 Teviotdale Way (BCN/2021/8697)

- 4.6 A single residential dwelling on a new lot was requested on this steep hill site. A 9m³ rain tank (with 15-20mm orifice) was required for approval (21/1620252). Ongoing stormwater treatment was not required. A tank was proposed at the downstream edge of the site (Figure 4).

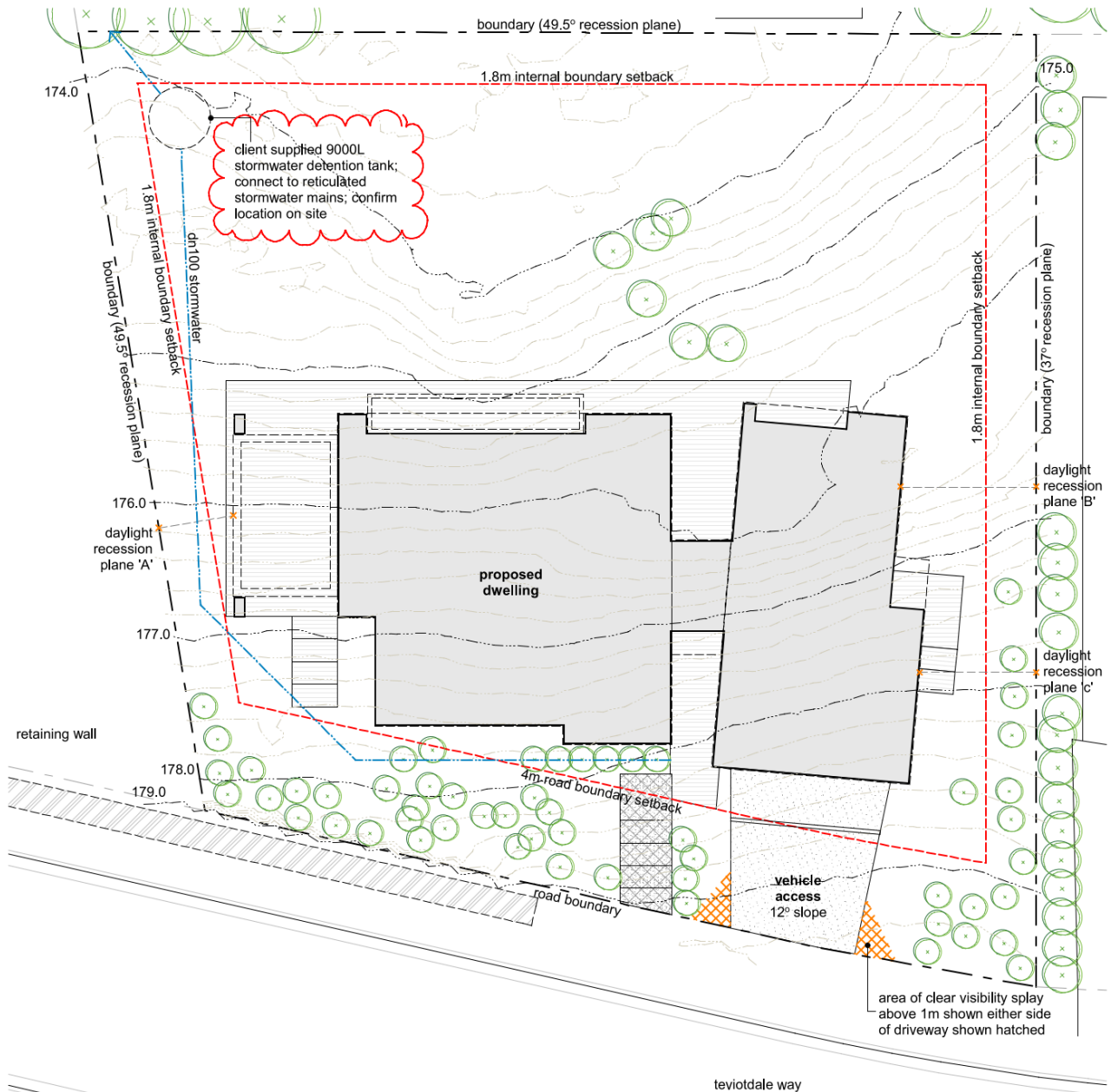
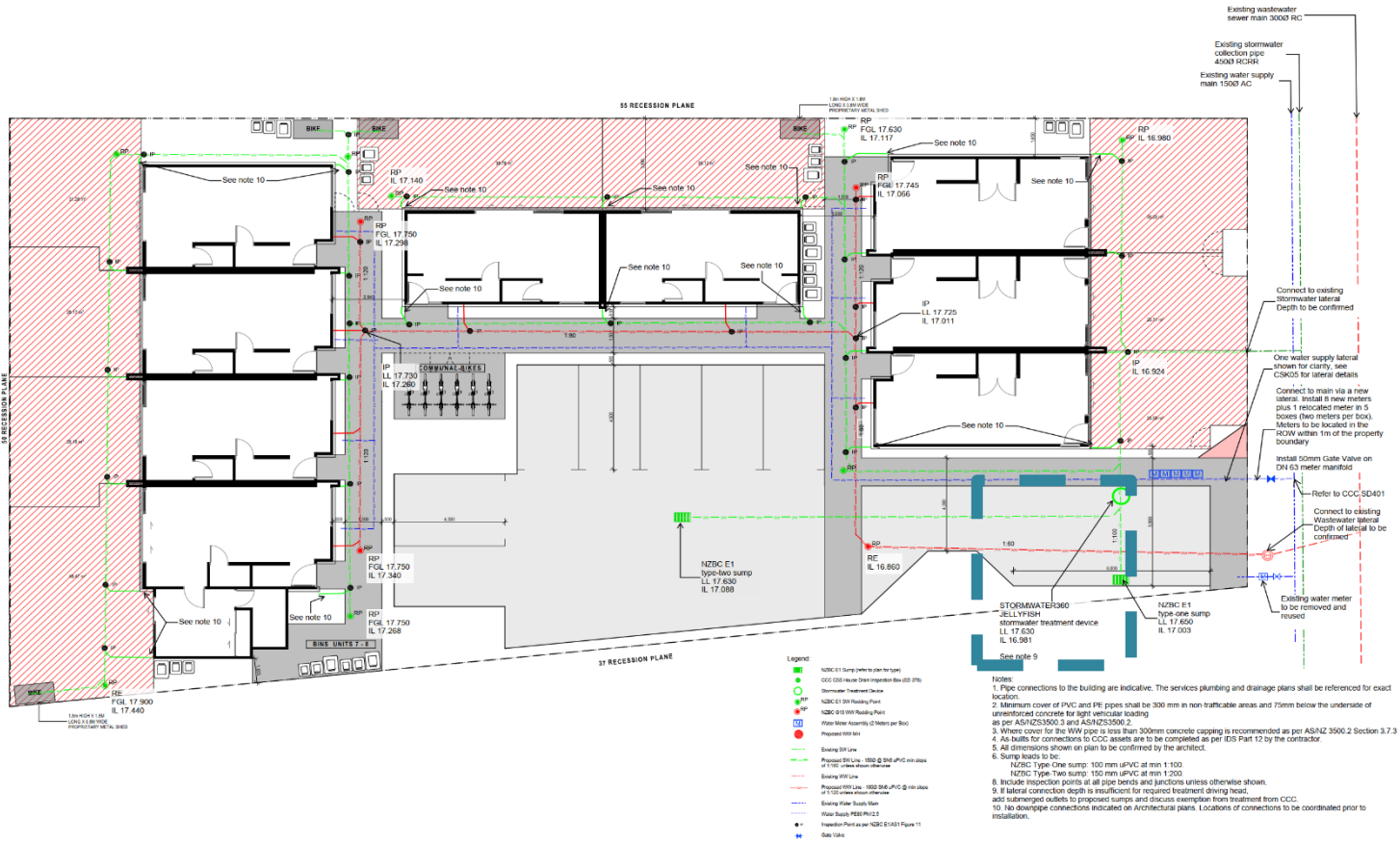


Figure 4 Proposed stormwater layout for a hill site

77 Deans Avenue (BCN/2022/4917)

4.7 Nine residential units were consented at 77 Deans Avenue. A proprietary first flush treatment device was required on-site to treat stormwater from trafficable hardstand (22/1234761)(Figure 5):

Stormwater from all the trafficable hardstanding areas shall be treated using a Stormwater360 Jellyfish to remove first flush contaminants prior to discharge into the Council network. The Stormwater360 Jellyfish shall be sized to treat peak flow runoff from 5 mm/hr storms and shall be installed as shown on the plans approved for building consent. The proprietary device shall be installed and maintained in accordance with an approved management plan.



4.8 Stormwater quantity management was not required as the proposed imperviousness of the development (66.4%) was less than the permitted baseline (70% for small to medium sites as set out in Attachment A).

Hypothetical Examples

4.9 In order to fully explore the potential implications of the current approach with the proposed development rules four case studies have been explored. The hypothetical scenarios are tabulated below (Table 3). All the scenarios are without a suitable Council facility to manage the effects and that there is high flood risk downstream. If either of these conditions were different then onsite mitigation may not be required.

Table 3 Hypothetical examples and potential mitigations

Location	Existing	Proposed	Imperviousness	District plan overlays	Mitigations required
600 m ² Suburban flat	1 dwelling to be demolished	5-6 two story houses	From 250m ² To 500m ² 5+ car parks	FMA	13m ³ storage + on site treatment + 200 yr finished floor level set
700m ² Suburban	1 dwelling to be demolished	10 units in three story buildings	From 350m ² To 550m ²	FMA	10m ³ storage + on site treatment +

flat on waterway			10 car parks (exposed or covered)		200 yr finished floor level set
1000m ² Suburban steep	1 dwelling to remain	Subdivide around existing 2 new two story houses	From 350m ² To 700m ² 150+m ² paving but only 1 additional car park		18m ³ storage + 50 yr finished floor level set
1200m ² Central city	5 units to be demolished	35 units in six story buildings	From 780m ² To 900m ² No car parks on site		50 yr finished floor level set

4.10 As shown in the table above the provision of floor level advice varies by planning status (Figure 6) noting that building to a recommended fixed floor level (FFL) is not mandatory.

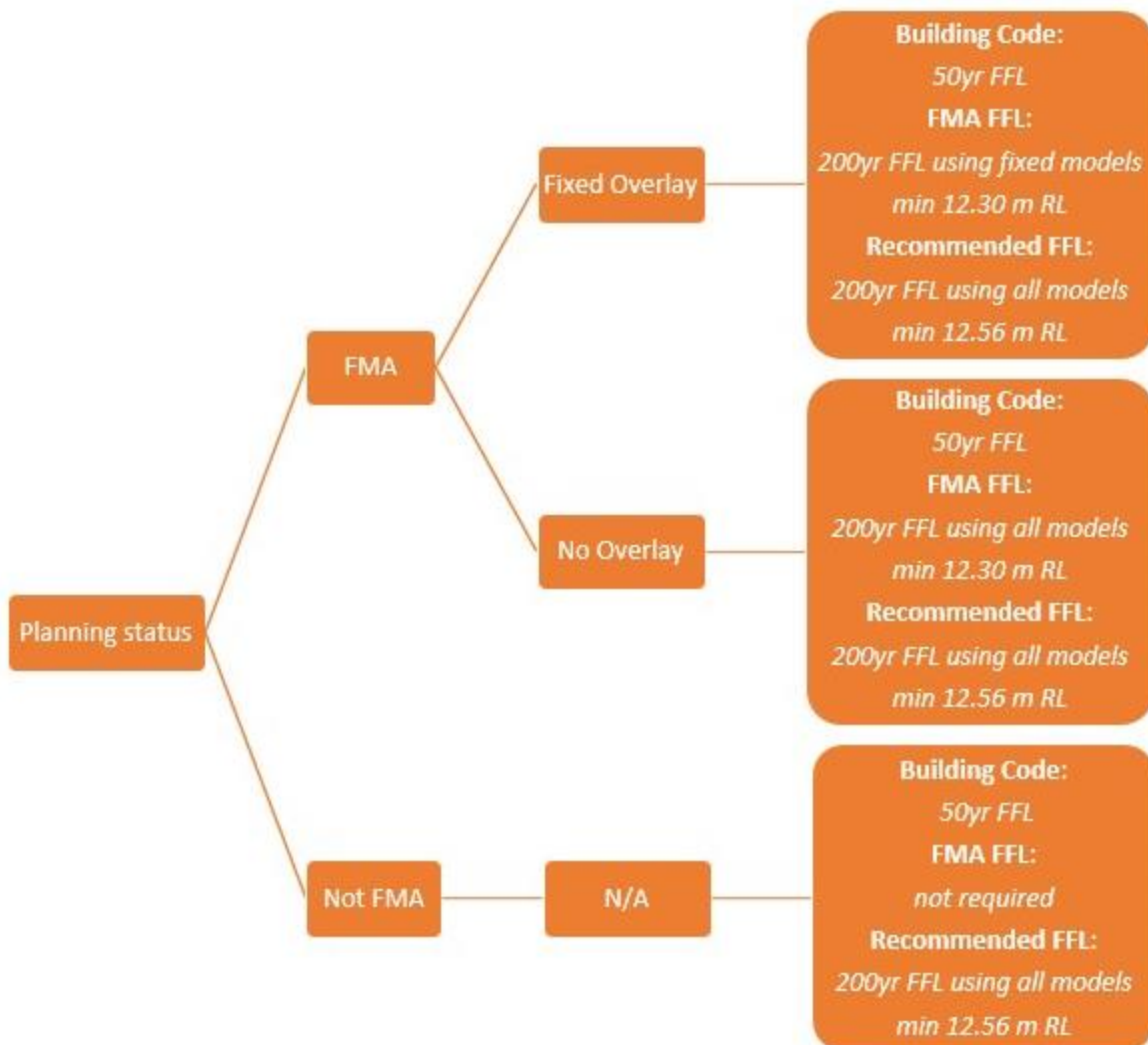


Figure 6 Floor level advice flow chart

4.11 Any proposed work in the floodplain would also be reviewed for flood displacement acceptability (with potential need for mitigation, such as compensatory storage or construction and protection of overland flow paths).

5. Comparison to District Plan Control

- 5.1 A district plan zone limiting intensification would provide similar outcomes for managing the network as the existing processes. However, inclusion of a related provision assessing stormwater network incapacity through Plan Change 14 would provide greater certainty to applicants. Unfortunately, it is not uncommon for applicants to be unaware of the requirement for approval to connect to the network, with the associated mitigations, until after the completion of earlier approvals. As such, some applicants need to revisit their plans due to more onerous requirements of the approval.
- 5.2 This is somewhat mitigated through early identification of the need for the approval by planning staff as part of a building consent or resource consent process however, the extent and nature of the approvals cannot be fully understood until an assessment by the Stormwater and Waterways Asset Planning Team is undertaken. As such, there would be some benefit in having the zone identified.
- 5.3 There are disadvantages with a zone approach, being:
 - 5.3.1 The high threshold for evidence for inclusion of any such stormwater provision within the District Plan and staff capacity constraints do not make providing this easily possible.
 - 5.3.2 The difficulty in providing robust city-wide data of uniform confidence and accuracy sufficient to accurately define the area of capacity constraint. This is primarily due to the complex nature of the stormwater system with differing impacts on different network components at any given location.
 - 5.3.3 The fixed nature of a zone during a period of change in network capacity (i.e. significant investment in flood mitigation is currently underway) and changing climatic conditions (i.e. increased rainfall intensity and sea level rise).
- 5.4 The advantage of the current approach is that it provides the ability to make engineering judgement at the time of application based upon the best information available at that time and can adapt to technological advance and changes within each catchment as development processes.
- 5.5 Consideration is being given to developing new district plan overlays to control development in areas of significant overland flow paths and frequent flooding (i.e. 10% AEP flood extent). This will be considered further once the current round of hydraulic modelling improvements are completed that will provide a uniform modelling approach across the city. The purpose of a new zone would be to protect overland flow paths and control development in areas of high flood risk.

6. Conclusion

- 6.1 Overall, the incremental benefits of pursuing a stormwater network capacity constraint on the intensification areas are not considered great when compared to the effort required to achieve this outcome. The existing processes can manage the effects of development with the only significant disadvantage being greater uncertainty for developers.
- 6.2 Development controls may be considered in the future if other district plan flood controls are pursued.

Attachments Ngā Tāpirihanga

No.	Title	Reference	Page
A	Christchurch City Council Onsite Stormwater Mitigation Guide 16-6-2021	21/972742	

Signatories / Ngā Kaiwaitohu

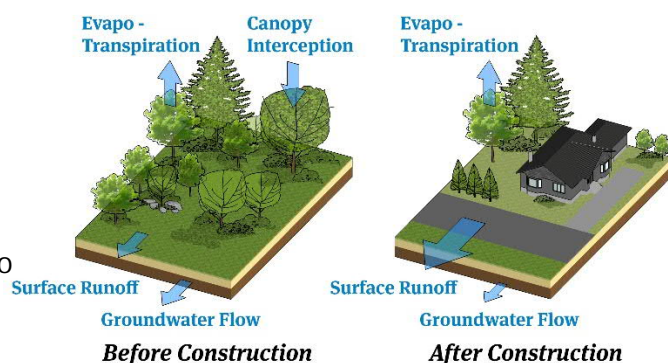
Authors	Tom Parsons - Surface Water Engineer Brian Norton - Senior Stormwater Planning Engineer
Approved By	Kevin McDonnell - Team Leader Asset Planning

Onsite Stormwater Mitigation Guide

Why do we need to mitigate stormwater runoff?

On undeveloped land, a large proportion of rain soaks into the ground and either flows slowly through the upper soil layers into streams or seeps down into groundwater, as illustrated in the diagram below. Development creates increased impervious (sealed) surfaces that have a number of negative effects on stormwater:

- The volume of runoff is increased as less water soaks into the ground (think of what happens to rain on a roof as opposed to a grass surface)
- The speed at which runoff reaches a stream increases, resulting in changed flows in the stream
- There are increased flows in streams which increase erosion and affect habitats
- Flooding becomes more frequent due to the increased volume of runoff and the speed with which it reaches pipes and waterways
- Urban surfaces (roofs, carparks, roads and driveways) generate or collect contaminants that can become entrained in stormwater during rainfall. Those contaminants are often toxic to aquatic life and will have immediate and long-term adverse effects on ecology and biology.



Even small sites can have a negative effect on stormwater, and the cumulative effects of hundreds of other small sites can be significant. It is therefore important to mitigate these effects to help reduce flooding and contaminants in stormwater.

Flooding can be mitigated by reducing the amount of stormwater runoff from a development site because it helps to recreate the way that rain behaves on undeveloped land. This can be achieved, in order of preference, by:

- Reducing the amount of runoff generated within the site by minimising the area of impervious surfaces;
- Increasing the amount of water soaking into soil, such as through soakage systems, permeable pavement, or rain gardens (where feasible), and/or;
- Holding back as much of the runoff as possible using a stormwater storage system and releasing it slowly back into the network.

Contaminant discharge in stormwater can be mitigated by using materials which do not leach contaminants into stormwater and by installing treatment systems which capture and remove contaminants from the discharge.

This guide presents acceptable solutions for minimising the effects of stormwater runoff from individual sites in Christchurch.

Situations covered by this guide

The solutions presented in this guide are applicable for development on small (less than 1000m²) and medium (between 1000m² and 5000m²) residential or commercial sites. Sites larger than 5000m² and sites undergoing subdivision will typically require a specific engineering design.

Not all development requires onsite mitigation, however. The criteria below are used by Council to determine whether or not a site requires onsite mitigation.

Hill sites (>5°slope) All hill sites are required to implement stormwater storage to mitigate flooding and stream erosion unless:

- The redevelopment does not increase the overall impervious surface coverage of the site, or;
- The development is part of a subdivision development which has been designed to mitigate the stormwater runoff from its allotments (advice from a Christchurch City Council Stormwater Planning Engineer should be sought).

All hill sites adding more than 150m² of new hardstand area must treat the 'first flush' of stormwater runoff from the new hardstand surfaces (or an equivalent area of other pollution-generating hardstand) unless provision of a treatment system is demonstrated to be infeasible.

Flat, urban areas Flat sites are required to provide stormwater storage to mitigate flooding effects if:

- The additional impervious area added is greater than 150m²; and
- The resultant impervious area covers more than 70% of the total site area; and
- The site is not part of a subdivision development which has been

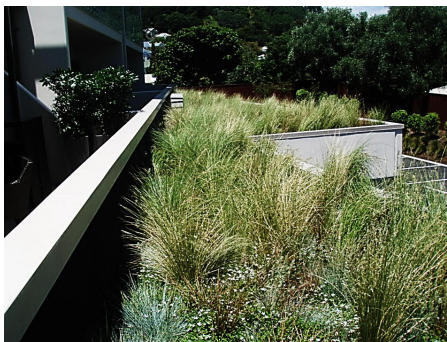
designed to mitigate the stormwater runoff from its allotments (advice from a Christchurch City Council Stormwater Planning Engineer should be sought).

Flat sites adding more than 150m² of new hardstand area must treat the 'first flush' of stormwater runoff from the new hardstand surfaces (or an equivalent area of other pollution-generating hardstand) unless provision of a treatment system is demonstrated to be infeasible.

Recommended solutions to mitigate flooding effects

Reducing impervious area

Reducing the impervious area is the most efficient way to reduce runoff. This stops the problem (increased hard surfaces) right at the source. A number of options can be considered as shown below. The applicability of each solution to either flat or hill sites is given also.



Green roofs

A green roof is a roof that is covered by vegetation and a growing medium (e.g. soil). Green roofs can be applied on anything from a garage to a skyscraper.

Green roofs reduce runoff from rainfall by trapping it on the leaves, in the soil, or in the plants themselves. They can also help to slow down the rate of runoff, mimicking natural systems.

Areas covered by a green roof will be considered fully pervious for the sites covered in this guide.

Applicability: Flat and hill sites.



Permeable paving

Permeable pavements are paving systems that allow stormwater to soak through to an underlying coarse gravel layer, before slowly draining away into the natural underlying soils, providing the underlying soil is suitably free draining and the paving is installed in accordance with manufacturers' recommendations.

Permeable paving significantly reduces runoff compared to conventional hardstand surfaces, and can improve stormwater quality. However, the feasibility of permeable paving must be demonstrated. Permeable

paving may not be appropriate for sites which have very high groundwater and/or very low-permeability underlying soils.

Areas covered by an approved permeable paving system will be considered fully pervious for the sites covered in this guide, and also do not require treatment.

Applicability: Flat sites only.



Open-slat decking

Open-slat decking is an alternative to paved areas that allows rainfall to drain through the slats and be soaked up by the ground.

Allowing rainfall to soak into the ground substantially reduces the amount of runoff from hard landscaped surfaces.

It is critical that where open-slat decking is relied upon, that the underlying soils remain in a natural, uncompacted and unsealed condition.

Areas covered by open-slat decking will be considered fully pervious for the sites covered in this guide.

Applicability: Flat and hill sites.

Infiltration/Soakage to ground

Soakage to ground is a preferred option in flat urban areas where the underlying site soils are permeable and groundwater is 1m deep or greater. An experienced professional needs to be engaged for advice on.

Applicability: Flat sites only.

Onsite Rainwater Storage

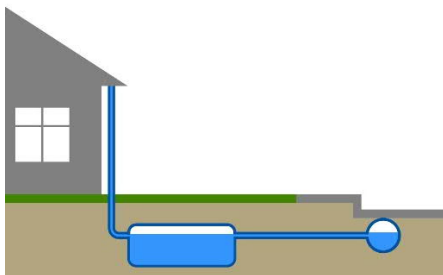
If it is not possible to reduce the impervious area or to soak to ground, then an alternative means of reducing runoff will need to be installed. Because of the limitations of other measures, onsite rainwater storage is likely to be the most feasible solution for new developments and re-developments adding over 150m² of new impervious surfaces.

Ideally, onsite rainwater storage will be sufficient to attenuate post-development peak flows back to pre-development flows for all storms up to and including the critical duration storm for the catchment. Critical durations of rivers in Christchurch range from 9 hours in the Upper Ōtākaro/Avon to 60 hours in the Huritini/Heathcote.

It is acknowledged, however, that long duration, low intensity storms will be difficult to mitigate as the flow rates generated by small impervious catchments are minimal, and would require very small outlets which are not practical and could be prone to blockage. The net stormwater attenuation volumes presented in this document are designed to effectively mitigate the widest range of storms practical, while maintaining simple storage and outlet configurations. They can therefore be considered to represent an 'acceptable solution' to achieve the Council's overall attenuation objectives. In general, the guidance here seeks to attenuate the post-development peak flows to pre-development levels for 20%, 10% and 2% AEP events with 1hr, 2hr, 3hr and 6hr storm durations.

Net stormwater attenuation volumes have been determined for both below-ground and above-ground stormwater attenuation devices, recognising that servicing constraints may dictate how storage is provided within a site. In all but extreme cases, pump systems should be avoided and systems should be designed to operate by gravity, with minimal moving parts and avoidance of electronically or mechanically controlled systems.

The calculations for storage systems require that a "pre-development" impervious area be established. Unless otherwise directed by the Council engineer, pre-development site coverage should be based on the existing development extent or development extent prior to the Canterbury earthquake sequence for sites where buildings have been demolished. The pre-development condition of a site may in many cases be assessed using aerial photographs or topographic survey.

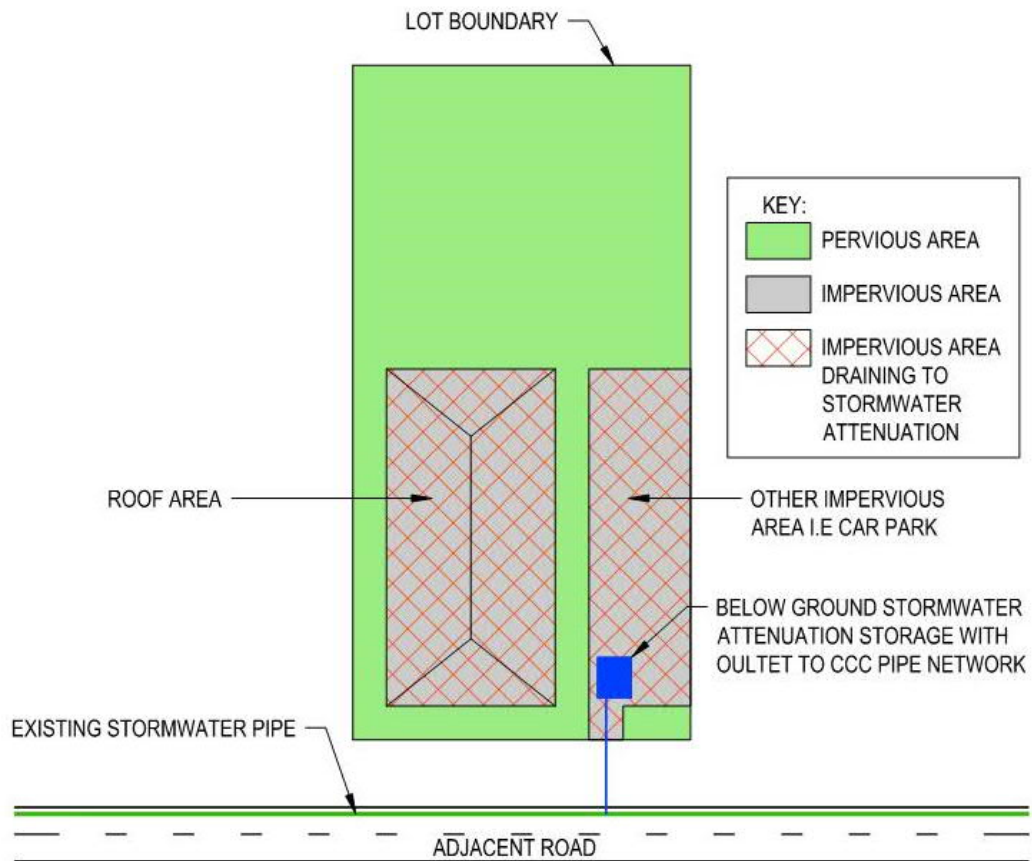


Below ground storage

The use of below-ground stormwater attenuation is preferred as this allows all impervious areas within the site to drain to the attenuation device. However, below-ground stormwater attenuation devices are not always viable in Christchurch due to shallow stormwater networks and kerb-only outfalls.

Below ground storage in the form of tanks, bladders, cells or pipes can collect runoff from both roofs and paved areas. These work where there is a stream or a pipe outfall that is deep enough to which to discharge.

Applicability: Flat and hill sites.



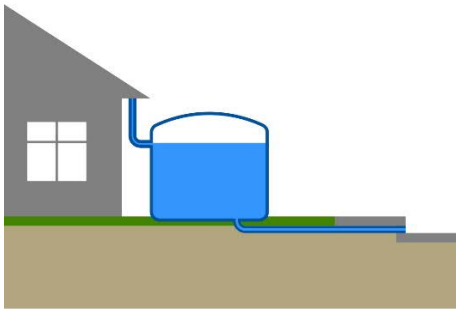
Net stormwater attenuation volumes for below-ground attenuation devices are presented below in Table 1.

Table 1: Net Volumes for Below-ground Stormwater Storage

Site Size	Storage Depth	Orifice Size	Net Storage Volume per 100m ² Increase in Impervious Area (m ³)
Small <1,000m ²	0.7m	100mm	5m ³
	1.5m	75mm	6m ³
Medium 1,001m ² – 5,000m ²	0.7m	100mm	8.3m ³
	1.5m	75mm	10m ³
Large >5,000m ²	Site-Specific Engineered Design is Required		

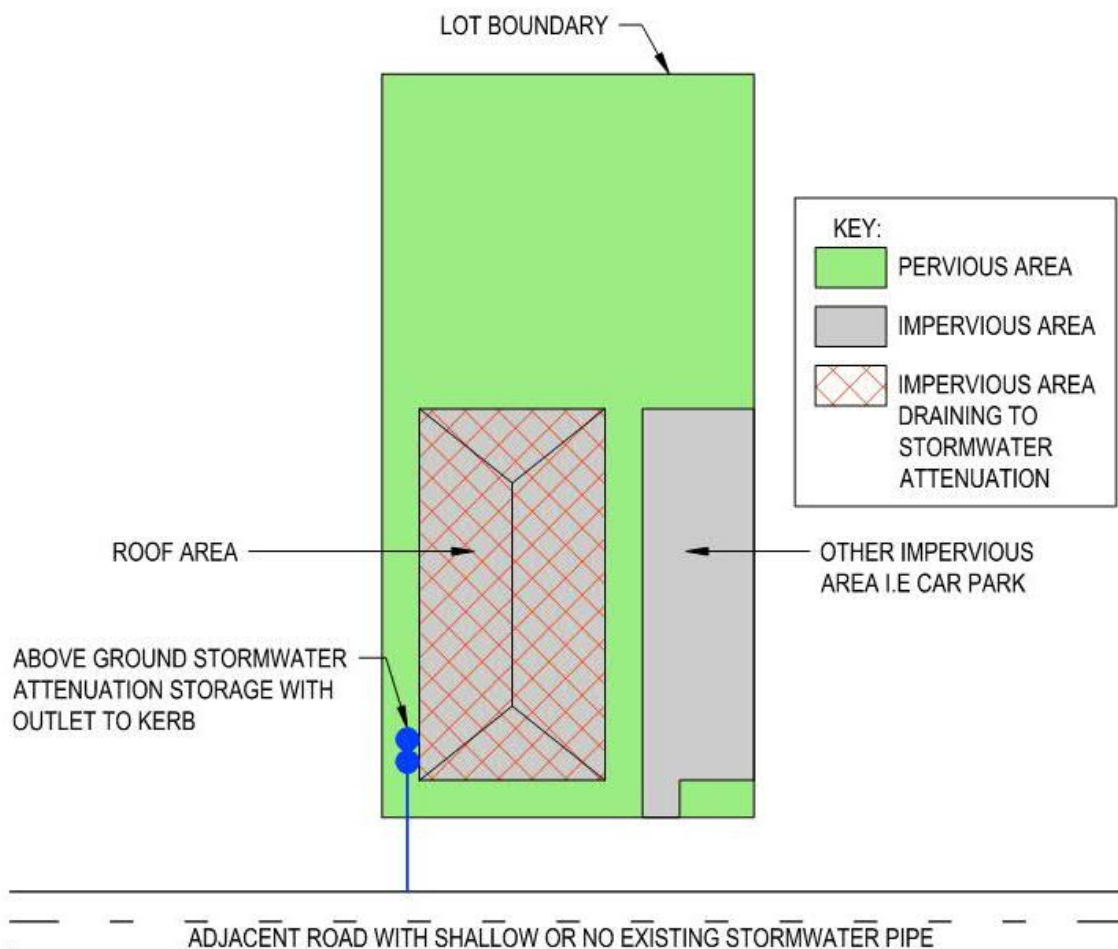
For below-ground stormwater attenuation tanks with a storage depths between 0.7m and 1.5m, the net stormwater attenuation volume can be interpolated from the values provided in Table 1. Below-ground tanks with a storage height exceeding 1.5m will require specific design.

Above ground tanks



In areas where below-ground stormwater attenuation devices are not viable above-ground stormwater attenuation tanks should be used. These tanks will capture runoff from roof areas only and discharge attenuated stormwater flows to the adjacent kerb and channel. It is important that 100% of roof areas drain to the stormwater attenuation tanks where possible. Stormwater runoff from external impervious areas can be discharged to the adjacent stormwater network or kerb without attenuation after treatment has been provided. There is a large range of water tanks commercially available that can be used as above-ground stormwater attenuation tanks. Common locally available tank sizes are 3, 5, 9, 10, 25 and 30m³. These tanks typically have heights ranging between 2 – 3m with a large range in diameters. There is also a range of Slimline tanks available with volumes typically ranging between 2 – 5m³.

Applicability: Flat and hill sites.



Net stormwater attenuation volumes for above-ground attenuation devices are presented below in Table 2.

Table 2: Net Volumes for Above-ground Stormwater Storage

Site Size	Tank Height	Orifice Size	Net Storage Volume per 100m ² Increase in Impervious Area
Small <1,000m ²	1.8m-3m	15mm	5m ³
Medium 1,001m ² – 5,000m ²	1.8m-3m	20mm (15mm where multiple independent tanks are used)	5.7m ³
Large >5,000m ²	Site-Specific Engineered Design is Required		

The following are design requirements for above-ground stormwater attenuation tanks:

- A volume of 1m³ is required below the low-flow outlet to hold down any unsecured stormwater attenuation tank. This volume is not required for tanks that are secured to the ground or to structures.
- For small sized sites, a single 15mm internal diameter low-flow outlet is required to drain the stormwater attenuation tank. The outlet should be provided at an elevation above the 1m³ storage volume. Therefore the height of this outlet will vary depending on the base area of the tank selected.
- For medium sized sites, a single 20mm internal diameter low-flow outlet is required to drain the stormwater attenuation tank. The outlet should be provided at an elevation above the 1m³ storage volume. Therefore the height of this outlet will vary depending on the base area of the tank selected.
- Orifice outlets should be designed to be “always open” and not fitted with taps or valves, to ensure that the tanks function without any operator input.
- For small or medium sites when more than one tank is used, each tank should have a 15mm internal diameter low-flow outlet.
- Installation of a single 100mm diameter high-flow outlet for each tank with 400mm (maximum) driving head i.e. height between the high-flow outlet invert and the top of tank.
- The net stormwater attenuation volume must be provided between the low-flow and high-flow outlets from the tank.

The net stormwater attenuation volumes are not significantly affected by the low-flow outlets since they have a small capacity. Therefore stormwater attenuation can be provided using a

number of attenuation tanks provided the total required net stormwater attenuation volume is achieved. The number of tanks should however be minimised where possible, or hydraulically linked together for shared storage in order to reduce the combined capacity of the high-flow outlets. Note that stormwater attenuation designs with more than four tanks require specific design.

The stormwater attenuation objectives can only be achieved when the proportion of impervious area that is roof (and drains to the tank) is over 50% of the total impervious area at the site. This is expected to be achievable for most urban intensification projects, however for sites where the proportion of impervious area that is roof (and drains to the tank) is less than 50% at the site, consideration should be given to reducing external impervious areas, increasing the proportion of roof that drains to the tank and/or alternative stormwater management measures such as permeable pavement for external impervious areas. If none of the above options are viable, and dispensation is given by the Council engineer, then an above-ground stormwater attenuation tank sized as per the values in Table 2 may be used.

Recommended solutions to mitigate stormwater contaminants

Use non-polluting building materials

Copper, steel and other metal roofing and cladding materials can leach dissolved metals into stormwater. Once dissolved in water, metals are difficult to remove and can have adverse short and long-term effects on the environment. Avoid using copper or galvanised roofing, cladding or downpipes. Steel and zinc-treated materials should be painted or enamel coated. Coated steel products such as Colorsteel® generate very little zinc if they are maintained and replaced in accordance with the manufacturer recommendations. Other non-metal roofing materials such as timber or clay also do not generate significant contaminants into stormwater and should be considered.

Treatment of stormwater runoff from driveways and car parking

Sites of any size that are adding more than 150m² of new hardstand area must treat the 'first flush' of stormwater runoff from the new hardstand surfaces (or an equivalent area of other pollution-generating hardstand). The Council may exercise discretion on these treatment requirements where hardstand areas are not trafficked by vehicles and discharge into landscape areas via "sheet flow" (not concentrated by drains or kerbs), or where a treatment system is demonstrated to be hydraulically infeasible without the use of pumping.

Treatment systems broadly fall into two categories, volume-based treatment systems and flow-based treatment systems. For volume-based treatment systems, the *first flush* is defined as the volume of stormwater generated from the first 25mm depth of rainfall on the impervious areas of the site. For flow-based treatment systems, the *first flush* is the flow rate generated from rainfall intensities up to 5mm/hr.

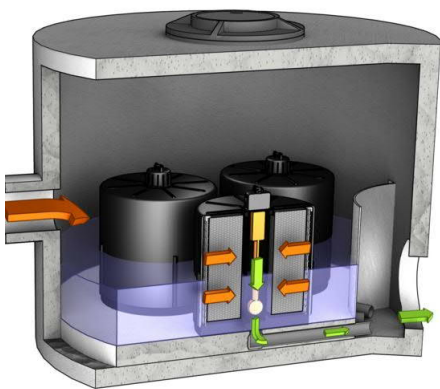


Rain Gardens

Rain gardens are designed to capture stormwater runoff and let it slowly seep into a specially designed soil mixture. Plants also soak up the water to reduce runoff and absorb contaminants.

Rain gardens should be designed in accordance with the Christchurch City Council Rain Garden Design, Construction and Maintenance Manual (2016).

Applicability: Flat sites only.



Proprietary Treatment Devices

Proprietary Treatment Devices are engineered systems which remove contaminants using a variety of physical and chemical means. Because the Council is targeting both suspended sediments and dissolved metals, devices that remove both types of contaminants are preferred. Pre-approved proprietary treatment devices are:

Stormwater360® Stormfilter™ with ZPG Media
 Hynds UpFlo® Filter with CPZ Media
 SPELFilter
 SPEL Hydrosystem
 Stormwater360® Filtterra™

For any other devices, specific approval from the Council Engineer will be required.

Applicability: Flat and hill sites.



Swales and Filter Strips

Swales and Filter Strips can be effective at treating small or narrow areas of hardstand. Swales and filter strips are designed to capture contaminants by slowing the flow of stormwater along a densely-vegetated channel.

Swales and Filter Strips should be designed in accordance with Auckland Council TP10 – Design Guideline for Stormwater Treatment Devices, except for the following design parameter adjustments:

- Water quality design storm shall use the flow rate generated from 5mm/hr rainfall intensity.
- Swales may be flatter than 1% longitudinal grade, but

subsoil drainage is recommended. Swales flatter than 1V:300H (0.3%) are not recommended without specific engineering design.

Applicability: Flat sites only.

Other treatment systems such as soil adsorption basins and wetlands are accepted but will require a specific design from an experienced engineer.

Where to go for more advice

Christchurch City Council can provide advice to developers about how to reduce the harmful effects of runoff from residential, commercial and industrial properties. More details and advice can be found at www.ccc.govt.nz/services/stormwater-and-drainage/ or by emailing stormwater.approvals@ccc.govt.nz.