Summary of Residential evidence for Marcus Langman

The following sets out more substantive changes addressed in evidence related to the Residential Topic (omitting matters that relate to formatting).

Change sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps
Removal of sites located within 800m of the	CCC 751.99	Full copy of planning maps as part of Council's	13 maps in link under notes
Orbiter bus stop from the Low Public	FS2037.921 Christchurch Civic Trust – Support	submission:	
Transport Access Area Qualifying Matter	FS2082.508 Kāinga Ora – Support	https://www.ccc.govt.nz/assets/Documents/The-	
(LPTAA) and subsequent rezoning to	FS2047.11 Ivan Thomson – Seek Amendment	Council/Plans-Strategies-Policies-	
Medium Density Residential Zone (MRZ) (at		Bylaws/Plans/district-plan/Appendix-1-	
paragraph 45-49 of my evidence-in-chief)		Attachment-3-Changes-to-LPTAA-and-associated-	
		zoning.pdf	
		Jonathan Clease – Kāinga Ora – Residential not	
		scheduled to appear for Residential topic.	
		Tim Joll – Kāinga Ora – LPTAA QM seeking	
		deletion of LPTAA QM – not scheduled to appear	
		for Residential topic.	
		Christchurch Civic Trust appearing Thursday 16	
		November 2023	
Zoning of land that should have been		Christchurch Civic Trust appearing Thursday 16	
notified as Future Urban Zone (FUZ) but was		November 2023	
identified as another zones (para 50, para			
52-54):			
Undeveloped NV RNN zoned land at	CCC 751 100	Undated on Dianning Mans	No attached mans to Council's submission
Sir John McKenzie Avenue to be	CCC 751.100	Updated on Planning Maps.	No attached maps to Council's submission.
changed to FUZ;	FS2037.922 Christchurch Civic Trust – Support		
			All ton
2 Barrand of Basidantial Hills Basidant		Full copy of planning maps as part of Council's	RuUF Workeys Using 1 Compage Reserve FUZ McCoar Once Beety Reterns Lane Workeys Valley 1 Compage Reserve Workeys Valley 2 Compage Reserve
2. Removal of Residential Hills Precinct	CCC 751.121	submission:	Minney State 2 Discour Meson 1991 AU
from FUZ zoned land on land marked	FS2037.943 Christchurch Civic Trust – Support	https://www.ccc.govt.nz/assets/Documents/The-	FUZ RuUF
"A" and "C" on the submission, and		Council/Plans-Strategies-Policies-	(Microsopa Soling of Disso)
removal of FUZ zoning from land marked "B" and "D", with the		Bylaws/Plans/district-plan/Appendix-1-	LRZ Temporary
Residential Hills Precinct to apply		Attachment-30-McVicar-Drive-Steve-Askin-Drive-	No.
there;		<u>Carex-Rise-Round-Hill-Rise.pdf</u>	Plan Change 14 at Notified CC Submission on Plan Change 14
uicie,			Plan Change 14 as Notified CC Subsission on Plan Change 14 Change from EUZ to MRZ. Residential Hills Precinct Removed from EUZ and extended on MRZ Refer to Planning Map 50

Cha	nge sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps
3.	Undeveloped NV RNN-zoned land at Sutherland/Cashmere Road to be changed to FUZ;	751.122 CCC FS2037.944 Christchurch Civic Trust – Support FS2082.519 Kāinga Ora – Oppose	Full copy of planning maps as part of Council's submission: https://www.ccc.govt.nz/assets/Documents/The- Council/Plans-Strategies-Policies- Bylaws/Plans/district-plan/Appendix-1- Attachment-31-Sutherlands-and-Cashmere- Roads.pdf	RuUF RuuF
4.	Undeveloped NV RNN-zoned land on Cashmere Road/Kanika Lane to be changed to FUZ on land marked "A", and that the land marked "B" be changed to Residential Suburban, with the LPTAA applying; and	751.123 CCC FS2037.945 Christchurch Civic Trust – Support FS2082.520 Käinga Ora – Oppose	Full copy of planning maps as part of Council's submission: https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-32-Cashmere-Road-Kanika-Lane.pdf	ROUT ROUT

Change sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps
5. Undeveloped NV MRZ-zoned land at Hendersons Road/Cashmere Road to be changed to FUZ.	751.126, 751.127 CCC FS2037.948 Christchurch Civic Trust – Support FS2037.949 Christchurch Civic Trust – Support	Full copy of planning maps as part of Council's submission: https://www.ccc.govt.nz/assets/Documents/The- Council/Plans-Strategies-Policies- Bylaws/Plans/district-plan/Appendix-1- Attachment-33-Cnr-Hendersons-and-Cashmere- Roads.pdf	Plan Change 14 as Notified Refer to Planning Map 45 CCC Submission on Plan Change 14 Change from MRZ to FUZ Refer to Planning Map 45 Refer to Plan
Zoning of land that was notified as FUZ, but is now developed and should be zoned Medium-density Residential Zone (MRZ) (para 51, para 55) (a) Highsted Road NV FUZ to be changed to MRZ;	751.115 CCC FS2037.937 Christchurch Civic Trust – Support FS2082.513 Kāinga Ora – Support	Christchurch Civic Trust appearing Thursday 16 November 2023 Full copy of planning maps as part of Council's submission: https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-25-Highstead-Road.pdf	Also Cange 6 is Model Anno to Political Anno to

Change sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps
(b) Bill Harvey Drive, Quaifes/Sabys Road, Glovers Road, and Leistrella Road NV FUZ to be changed to MRZ;	751.117, 751.118 CCC FS2037.939 Christchurch Civic Trust – Support FS2066.2 Danne Mora Limited – Oppose FS2082.515 Käinga Ora - Support FS2009.2 Cashmere Park and Ors – Support FS2037.940 Christchurch Civic Trust – Support FS2066.3 Danne Mora Limited – Oppose FS2082.516 Käinga Ora - Support	Evidence of Bryan McGillan for Cashmere Park supports rezoning (as well as seeking wider rezoning of Rural Urban Fringe zoned land). Evidence of Andrew Mactier for Danne Mora Limited addresses wider rezoning issues but does not specifically address Council's submission. Bryan McGillan for Cashmere Park appearing Tuesday 14 November 2023 Danne Mora witnesses (Andrew Mactier) tentatively scheduled for Thursday 16 November 2023 Christchurch Civic Trust appearing Thursday 16 November 2023 Full copy of planning maps as part of Council's submission: https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-26-Bill-Harvey-Drive.pdf https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-27-Sabys-Road.pdf https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-28-Glovers-Road.pdf	Proc Congress for a sound of the control of the con

Change se	ought by CCC	Further submitters	Notes and witness/submitter appearances	Maps
			https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-29-Leistrella-Road.pdf	Plan Change 14 as Notified Refer to Planning Map 45 Dissuant Service MRZ CCC Submission on Plan Change 14 Change from CPT to MRZ Rater to Planning Map 45 Dissuant Service MRZ MRZ MRZ MRZ Ruff
(c)	Steve Askin Drive/Carex Rise and Roundhill Rise NV FUZ to be changed to MRZ with Suburban Hill Density Precinct; and	751.119, 751.120 CCC FS2037.941 Christchurch Civic Trust - Support FS2082.517 Kāinga Ora - Support FS2037.942 Christchurch Civic Trust - Support FS2082.518 Kāinga Ora – Support	Full copy of planning maps as part of Council's submission: https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-30-McVicar-Drive-Steve-Askin-Drive-Carex-Rise-Round-Hill-Rise.pdf	RuUF
(d)	Mt Pleasant Road/2 Crest Lane NV FUZ to apply the LPTAA and zone the land Residential Hills (noting that Residential Hills is no longer proposed to be a zone and the correct zone should be MRZ with the Suburban Hill Density Precinct).	751.128, 751.129 CCC FS2037.951 Christchurch Civic Trust - Support FS2082.517 Kāinga Ora - Support FS2037.950 Christchurch Civic Trust - Support FS2082.522 Kāinga Ora - Support	Full copy of planning maps as part of Council's submission: https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-34-Crest-and-Mt-Pleasant-Roads.pdf	Filin, Change 14 as lybillied Refer to Planning-Map 48 RH LLRZ LRZ LLRZ L

Change sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps
Changes relating to the Riccarton Bush	751.70, 751.71 CCC	Not addressed in evidence for Catholic Diocese	n/a
Interface Area, including restrictions on	FS2037.892 Christchurch Civic Trust - Support	(Jeremy Philips), however correspondence has	
development in the interface area, and	FS2083.7 Robert Broughton - Support	confirmed error in operative height for St	
limitation of height in relation to St Teresa's	FS2044.8 Catholic Diocese - Oppose	Teresa's School in Council's submission, and	
School (para 57, para 59-62)	FS2062.4 Riccarton Kilmarnock Residents Assc	amended recommendation to return to	
	– Seek amendment	operative district plan provision for maximum	
	FS2037.893 Christchurch Civic Trust - Support	height of 10 metres within 20 metres of the	
	FS2083.8 Robert Broughton - Support	boundary, otherwise 14 metres (rather than 8m	
	FS2044.9 Catholic Diocese - Oppose	as recommended in evidence of Mr Langman at	
	FS2062.5 Riccarton Kilmarnock Residents Assc	para 62 in response to submission).	
	– Seek amendment		
		Christchurch Civic Trust appearing Thursday 16	
		November 2023.	
		No other expert planning evidence filed.	
		Riccarton Bush Kilmarnock Res Assc appearing	
		Wednesday 8 November 2023	
		Robert (Bob) Broughton appearing Thursday 9	
		November 2023	
Amendment of the key to all 11 Residential	751.42 CCC	No other expert planning evidence filed.	n/a
Heritage Area Interface maps to refer to	FS2037.864 Christchurch Civic Trust - Support	Christchurch Civic Trust appearing Thursday 16	
Residential Guest Accommodation Zone,		November 2023	
rather than Residential Visitor			
Accommodation Zone, and replacement of			
"adjoining" with "sharing a boundary with"			
(para 81(d), para 85)			

Change sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps
Deletion of the following areas from the Residential Heritage Areas Interface Area (para 81(e), para 86):	751.45 CCC FS2037.867 Christchurch Civic Trust - Support	No other expert planning evidence filed. Christchurch Civic Trust appearing Thursday 16 November 2023	Appendix 9.3.7.9.1 - Chester Street/Dawson Street Residential Heritage Area Proposed Residential Heritage Area Proposed Residential Heritage Area Proposed Residential Heritage Area Institute Country Remove Interface Country - CCC Submission
(i) 327 Barbadoes Street and 281 Armagh Street from Chester Street East Interface Area;		Full copy of planning maps as part of Council's submission: https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-20-Revised-Chester-St-East-RHA-Map.pdf	* Site in High Density Residential or Residential Guest Accommodation zone sharing a boundary with a Residential Guest Accommodation zone sharing a boundary with a Residential Heritage Area subject to rule 9.3.4.1.3 RD8. SOAE 13000 ORS A Availors Team Heritage P.C. ReplayMera 347 Density P.C. ReplayMera 347
(ii) 202 Fitzgerald Avenue and 32 Avonside Road from the Engelfield Interface Area; and		Full copy of planning maps as part of Council's submission: https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-21-Revised-Englefield-RHA-Map.pdf	Appendix 9.3.7.9.3 - Englefield Avonville Residential Heritage Area **Site in High Density Residential or Residential or Residential or Residential Guest Accommodison as Residential Guest Accommodison. **Site in High Density Residential or Residential Guest Accommodison as Residential Guest Accommodison. **Site in High Density Residential or Residential Guest Accommodison as Residential Guest Accommodison. **Appendix 9.3.7.9.3** **

Change sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps
(iii) 109 Rattray Street and 2R Shand Crescent from the Piko Street Interface Area.		https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-22-Revised-Piko-Shand-RHA-Map.pdf	Appendix 9.3.7.9.8 - Piko/Shand (Riccarton Block) State Housing Residential Heritage Area **The Proposed Productional Inchings Area **Proposed Productional Inchings Area **Excellage Residential Inchings Area **Proposed Residential Inchings Area **Inching Inching Residential or Residential Codes **Sate in High Density Residential or Residential Guest Accommodation **The Residential Guest Accommodati
Amend Rule 14.3.1.3 RD15 so that (para	751.72 CCC	No other expert planning evidence filed.	n/a
87(v), para 90):	FS2037.894 Christchurch Civic Trust - Support	Christchurch Civic Trust appearing Thursday 16	
 (i) a. reads "Matters of discretion for the applicable-specifically relevant built form standards in Rule 14.15; (ii) c. reads "Matters of Discretion for new buildings and alterations to buildings in Residential Heritage Areas." (iii) matter of discretion c. becomes a., and vice versa. 		November 2023	
Amend Rule 14.5.3.2.8.b.i by changing the	751.73 CCC	No other expert planning evidence filed.	n/a
wording to "8 metres, or 6 metres where	FS2037.895 Christchurch Civic Trust - Support	Christchurch Civic Trust appearing Thursday 16	
existing house or garage is proposed to be		November 2023	
relocated forward on the site" (para 87(ee), para 93)			
Amend Rule 14.5.3.2.3 to remove sub-points under "a" and use the table to direct height control (para 87(ff), para 94)	751.74 CCC FS2037.896 Christchurch Civic Trust - Support	No other expert planning evidence filed. Christchurch Civic Trust appearing Thursday 16 November 2023	n/a

Change sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps
Change of zoning for 35 Hanmer Street from	751.94, 751.95 CCC	No other expert planning evidence filed.	No attached maps to Council's submission.
HRZ to MRZ, as the site is within a character	FS2037.916 Christchurch Civic Trust - Support	Christchurch Civic Trust appearing Thursday 16	
area (para 102(b), para 103)	FS2037.917 Christchurch Civic Trust - Support	November 2023	
Change of zoning for 65-51 Shortland Street	751.97, 751.98 CCC	No other expert planning evidence filed.	No attached maps to Council's submission.
on Map 33 from Residential Suburban to	FS2037.919 Christchurch Civic Trust - Support	Christchurch Civic Trust appearing Thursday 16	
MRZ (para 102(d), para 104)	FS2037.920 Christchurch Civic Trust - Support	November 2023	
Remove the Heaton Character Area where it	751.103 CCC	Also addressed in s42A report of Clare Piper	SPS
is on top of the SP Hospital Zone (St Georges	FS2037.925 Christchurch Civic Trust - Support	addressing submission of St George's Hospital	HRZ MRZ KTOWN
Hospital) and remove the St Georges-Heaton	FS2082.509 Kāinga Ora - Support	submission 194 seeking removal of the overlay.	MRZ HRZ RO
Overlay entirely (para 102(g), para 108)		Christchurch Civic Trust appearing Thursday 16	The state of the s
		November 2023	Plan Change 14 as Notified HRZ
		Full copy of planning maps as part of Council's	Plan Change 14 as Notified HRZ Refer to Planning Map 31 SP8 LCZ
		submission:	
		https://www.ccc.govt.nz/assets/Documents/The-	Willow Street
		Council/Plans-Strategies-Policies-	el Normal Intermediate LC
		Bylaws/Plans/district-plan/Appendix-1-	HRZ
		Attachment-5-St-Georges-Hospital.pdf	
			MRZ
			Sireel MRZ
			HCA7
			HRZ

Change sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps
			SPS HRZ MRZ HRZ MRZ HRZ Refer to Rianning Map SPS LCZ LCZ MRZ MRZ MRZ LCZ LCZ LCZ LCZ LCZ LCZ LCZ L
At Mathers Road/Hoon Hay Road on planning map 45, change RS Zoning to MRZ (para 102(o), para 104)	751.131, 751.132 CCC FS2037.953 Christchurch Civic Trust - Support FS2082.524 Kāinga Ora - Support FS2037.954 Christchurch Civic Trust - Support FS2082.525 Kāinga Ora - Support	Christchurch Civic Trust appearing Thursday 16 November 2023 Full copy of planning maps as part of Council's submission: https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-35-Cnr-Mathers-and-Hoon-Hay-Roads.pdf	Plan Change 14 as Notified Refer to Planning Map 45 Surphic Daniel OCP MM2 MM2 MM2 MM2 MM2 MM2 MM2 M
Apply the LPTAA to the entirety of 55 Kennedys Bush Road on planning map 49 (para 102(p), para 103)	751.133 CCC FS2037.955 Christchurch Civic Trust - Support FS2082.526 Kāinga Ora - Oppose	Christchurch Civic Trust appearing Thursday 16 November 2023 Full copy of planning maps as part of Council's submission: https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-36-55-Kennedys-Bush-Road.pdf	Kennedye Bush Road Kennedye Bush Road

Change sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps
Change RS Zoning to MRZ at the following sites (para 102(q), para 104): (i) Harrowdale Drive/Nortons Road, Map 30;	751.134, 751.135 CCC FS2037.956 Christchurch Civic Trust - Support FS2037.957 Christchurch Civic Trust - Support FS2082.527 Kāinga Ora - Support FS2082.528 Kāinga Ora - Support	Christchurch Civic Trust appearing Thursday 16 November 2023 Full copy of planning maps as part of Council's submission: https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-37-Harrowdale-Drive-Nortons-Road.pdf	MRZ Plan Change 14 as Notified Reter to Planning Map 30 MRZ MRZ MRZ MRZ MRZ MRZ MRZ MR
(ii) Queenswood Gardens, Map 25.		Full copy of planning maps as part of Council's submission: https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-38-Queenswood.pdf	RuUF RuUF Plan.Change 14 as Notified Refer to Planning Map 25 RuUF RuuF
Remove Town Centre Intensification Precinct from the following MRZ sites (the Precinct is only intended to apply to HRZ land) (para 102(t), para 103): (i) 32 and 34 Shirley Road, Map 25;	751.138 CCC FS2037.960 Christchurch Civic Trust - Support	No other expert planning evidence filed. Christchurch Civic Trust appearing Thursday 16 November 2023 Full copy of planning maps as part of Council's submission: https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-41-Shirley-Road.pdf	Plan Change 1 & as Hotified Refer to Planning Map 28 CCC Submission on Plan Change 14 Refer to Planning Map 28 CA14 UNIT ORZ ORZ ORZ

Change sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps
(ii) 399 Papanui Road, Map 24;(iii) 283 Papanui Road, Maps 24 and 31;(iv) 51 Browns Road, Map 31.		Full copy of planning maps as part of Council's submission: https://www.ccc.govt.nz/assets/Documents/The- Council/Plans-Strategies-Policies- Bylaws/Plans/district-plan/Appendix-1- Attachment-43-Browns-Road-Beverley-Street- Papanui-Road.pdf	HRZ HRZ HRZ HRZ HRZ HRZ HRZ HRZ
(v) Yaldhurst Road/Main South Road, Map 30.		Full copy of planning maps as part of Council's submission: https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-44-Yaldhurst-Road.pdf	HRZ HRZ HRZ HRZ HRZ HRZ HRZ HRZ
Over MRZ area at 160 Langdons Road, change zoning to HRZ and apply the Town Centre Intensification Precinct, Map 24 (para 102(u) and para 104).	751.139, 751.140 FS2037.962 Christchurch Civic Trust - Support	No other expert planning evidence filed. Christchurch Civic Trust appearing Thursday 16 November 2023	No attached maps to Council's submission.
Remove Large Local Centre Intensification Precinct from MRZ sites at Beverley Street/Papanui Road, Map 31, and apply the Large Local Centre Intensification Precinct to the HRZ site within (para 102(v), para 104).	751.141, #751.142 FS2037.963 Christchurch Civic Trust - Support FS2037.964 Christchurch Civic Trust - Support	No other expert planning evidence filed. Christchurch Civic Trust appearing Thursday 16 November 2023 Full copy of planning maps as part of Council's submission: https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-43-Browns-Road-Beverley-Street-Papanui-Road.pdf	HRZ HRZ MRZ MRZ MRZ MRZ MRZ MRZ