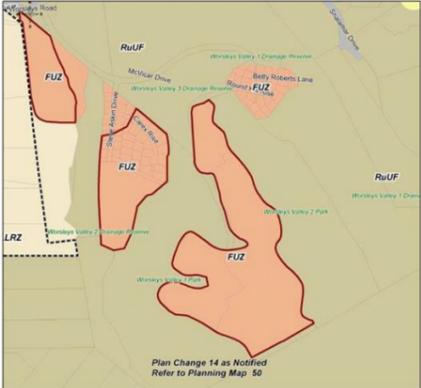
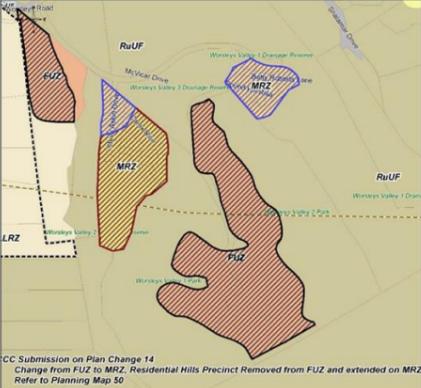
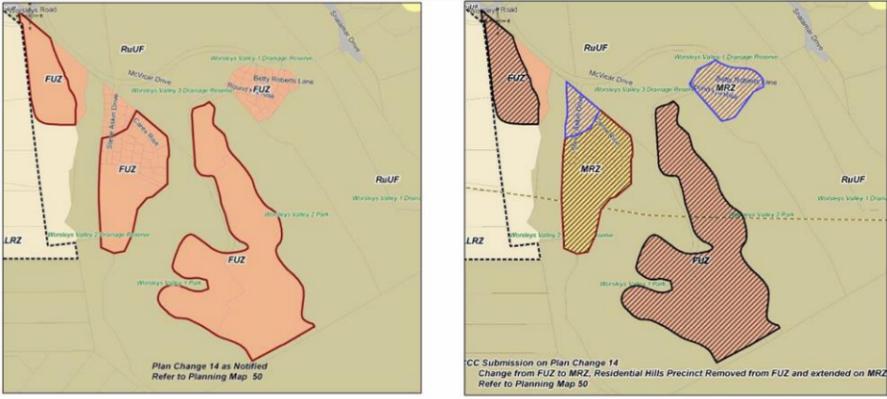
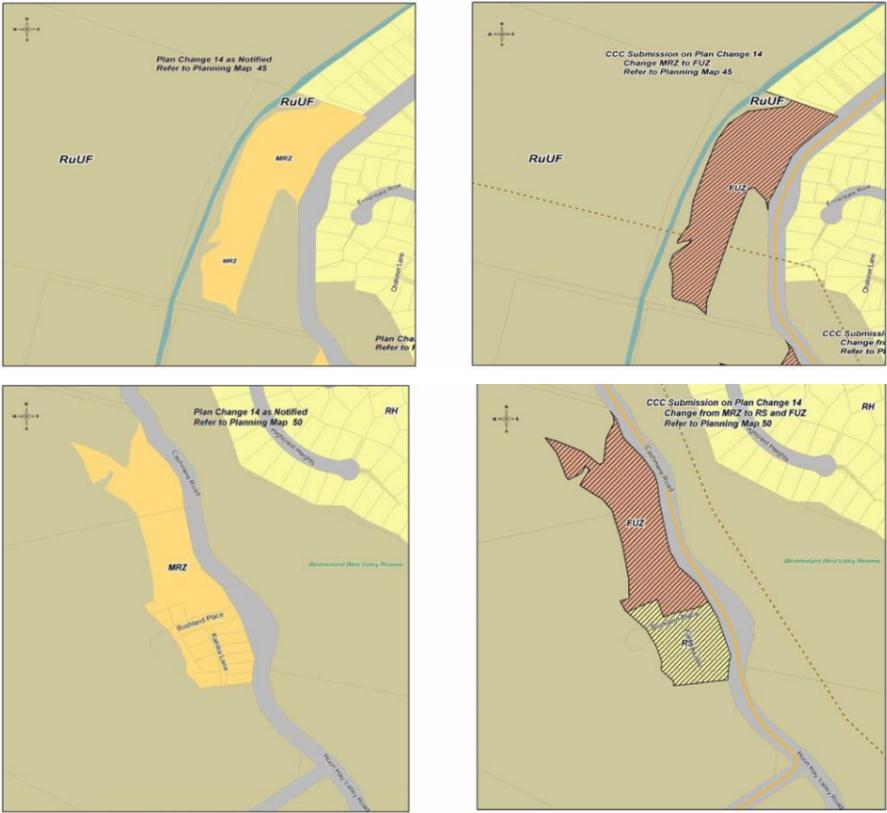
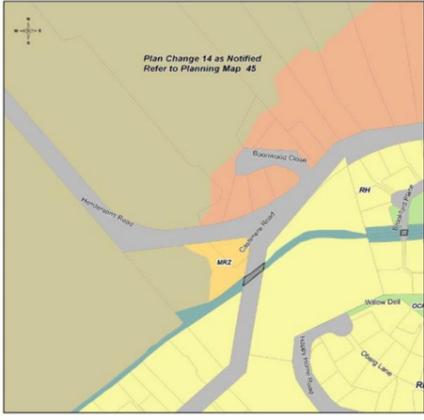
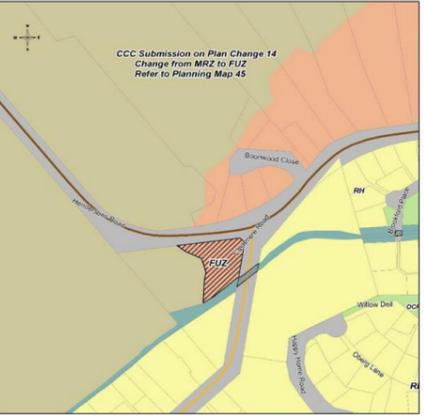


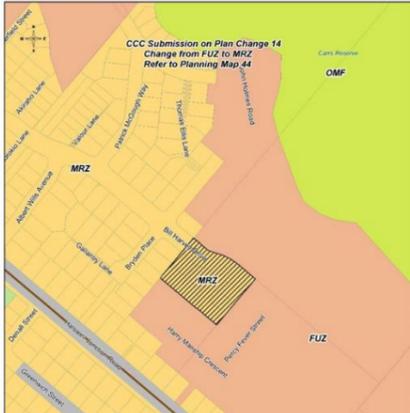
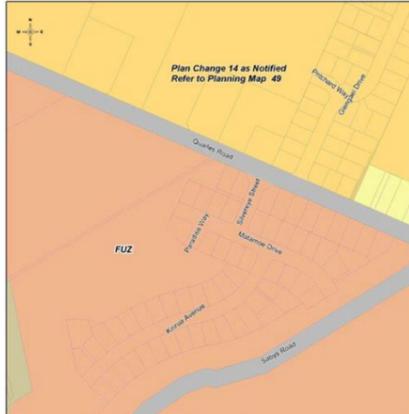
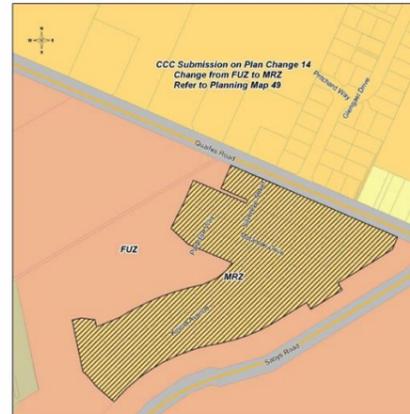
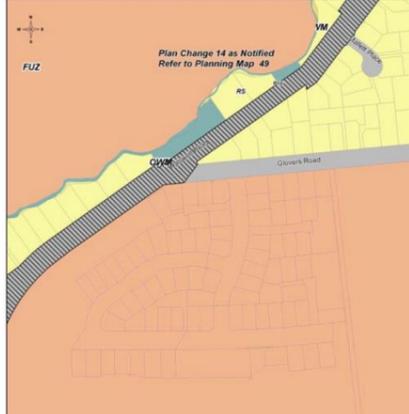
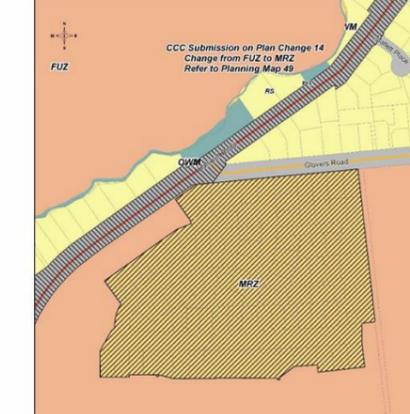
Summary of Residential evidence for Marcus Langman

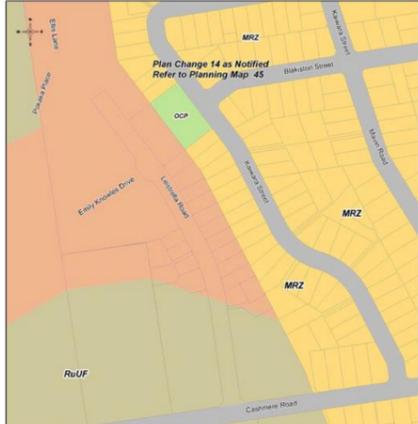
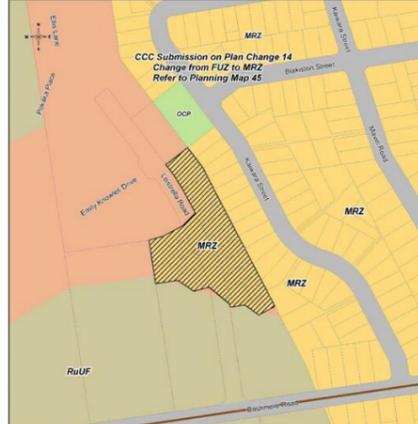
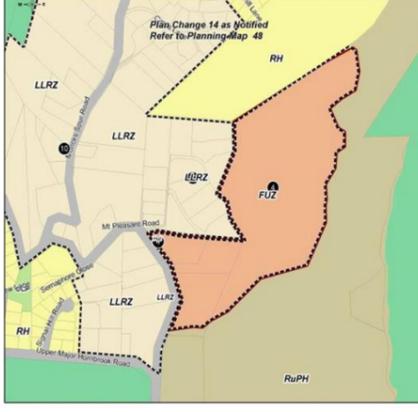
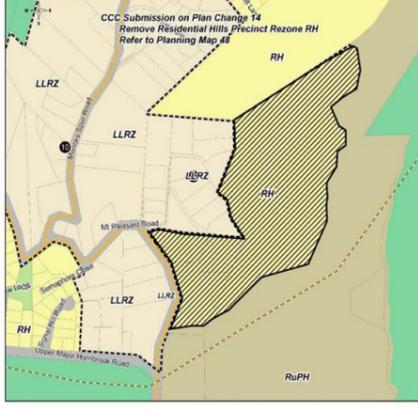
The following sets out more substantive changes addressed in evidence related to the Residential Topic (omitting matters that relate to formatting).

Change sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps
<p>Removal of sites located within 800m of the Orbiter bus stop from the Low Public Transport Access Area Qualifying Matter (LPTAA) and subsequent rezoning to Medium Density Residential Zone (MRZ) (at paragraph 45-49 of my evidence-in-chief)</p>	<p>CCC 751.99 FS2037.921 Christchurch Civic Trust – Support FS2082.508 Kāinga Ora – Support FS2047.11 Ivan Thomson – Seek Amendment</p>	<p>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-3-Changes-to-LPTAA-and-associated-zoning.pdf</p> <p>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</p>	<p>13 maps in link under notes</p>
<p>Zoning of land that should have been notified as Future Urban Zone (FUZ) but was identified as another zones (para 50, para 52-54):</p> <ol style="list-style-type: none"> Undeveloped NV RNN zoned land at Sir John McKenzie Avenue to be changed to FUZ; Removal of Residential Hills Precinct from FUZ zoned land on land marked “A” and “C” on the submission, and removal of FUZ zoning from land marked “B” and “D”, with the Residential Hills Precinct to apply there; 	<p>CCC 751.100 FS2037.922 Christchurch Civic Trust – Support</p> <p>CCC 751.121 FS2037.943 Christchurch Civic Trust – Support</p>	<p>Christchurch Civic Trust appearing Thursday 16 November 2023</p> <p>Updated on Planning Maps.</p> <p>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</p>	<p>No attached maps to Council’s submission.</p> <div style="display: flex; justify-content: space-around;">   </div>

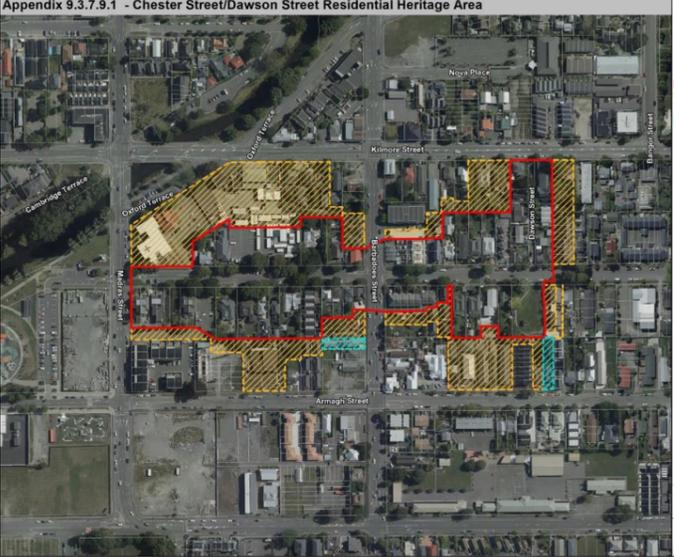
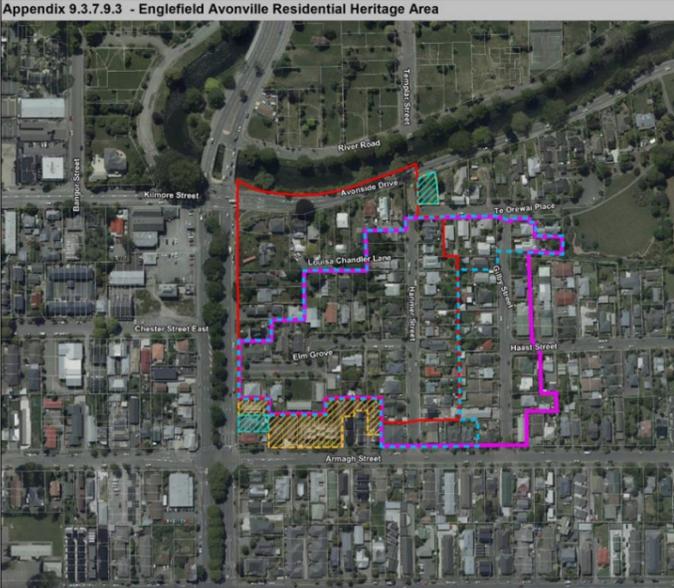
Change sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps
<p>3. Undeveloped NV RNN-zoned land at Sutherland/Cashmere Road to be changed to FUZ;</p>	<p>751.122 CCC FS2037.944 Christchurch Civic Trust – Support FS2082.519 Kāinga Ora – Oppose</p>	<p>Full copy of planning maps 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</p>	
<p>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</p>	<p>751.123 CCC FS2037.945 Christchurch Civic Trust – Support FS2082.520 Kāinga Ora – Oppose</p>	<p>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</p>	

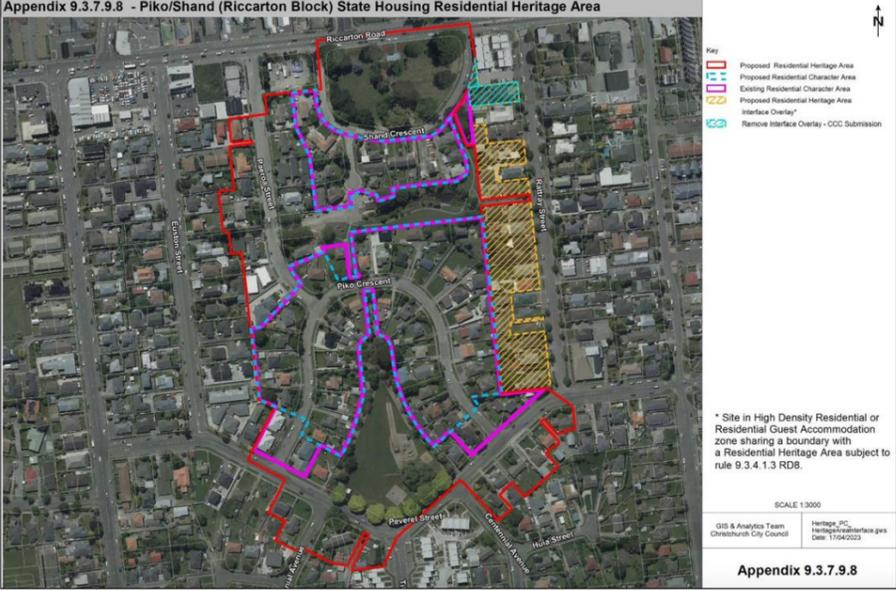
Change sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps	
<p>5. Undeveloped NV MRZ-zoned land at Hendersons Road/Cashmere Road to be changed to FUZ.</p>	<p>751.126, 751.127 CCC FS2037.948 Christchurch Civic Trust – Support FS2037.949 Christchurch Civic Trust – Support</p>	<p>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</p>		
<p>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)</p> <p>(a) Highsted Road NV FUZ to be changed to MRZ;</p>	<p>751.115 CCC FS2037.937 Christchurch Civic Trust – Support FS2082.513 Kāinga Ora – Support</p>	<p>Christchurch Civic Trust appearing Thursday 16 November 2023</p> <p>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</p>		

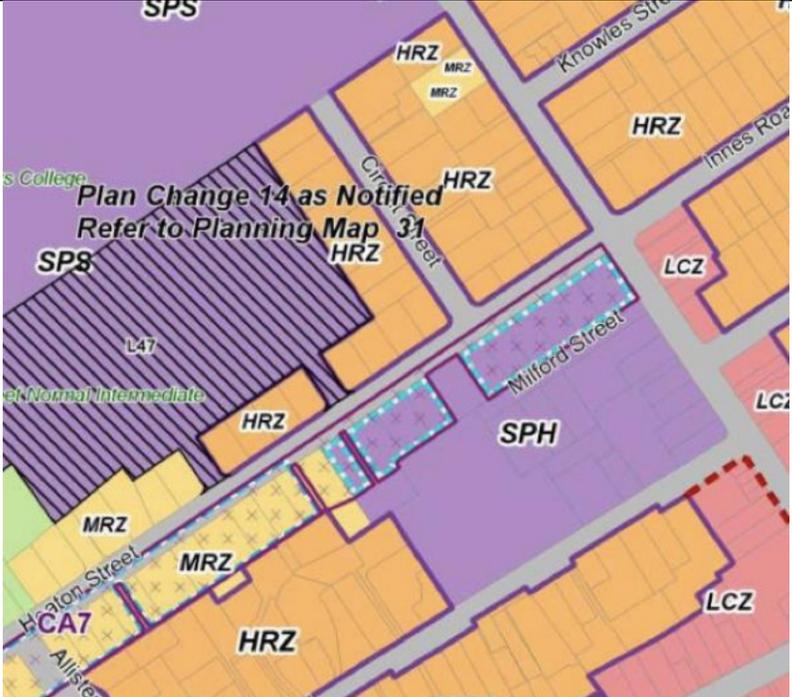
Change sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps	
<p>(b) Bill Harvey Drive, Quaifes/Sabys Road, Glovers Road, and Leistrella Road NV FUZ to be changed to MRZ;</p>	<p>751.117, 751.118 CCC FS2037.939 Christchurch Civic Trust – Support FS2066.2 Danne Mora Limited – Oppose FS2082.515 Kāinga Ora - Support FS2009.2 Cashmere Park and Ors – Support FS2037.940 Christchurch Civic Trust – Support FS2066.3 Danne Mora Limited – Oppose FS2082.516 Kāinga Ora - Support</p>	<p>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.</p> <p>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</p> <p>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</p>		
				
				

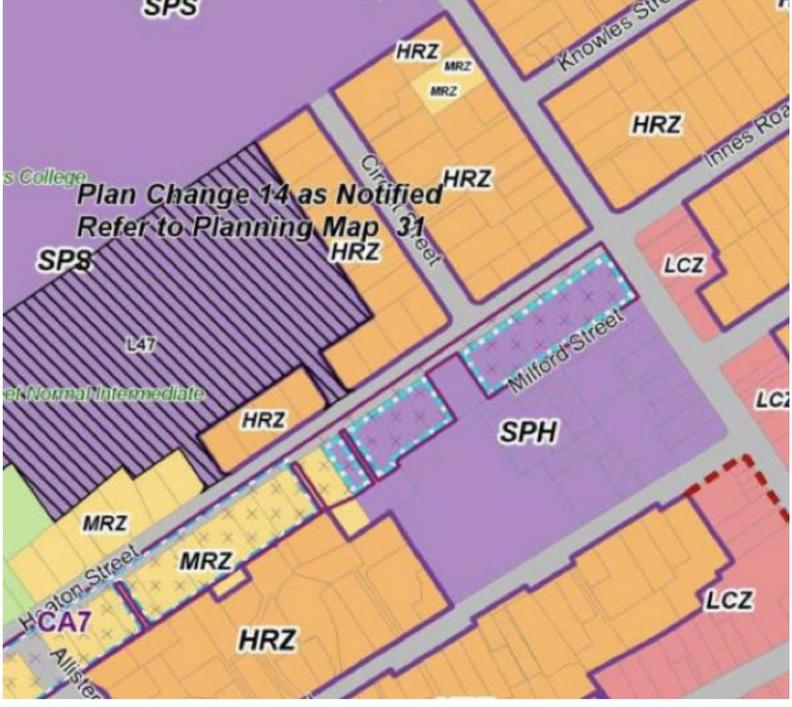
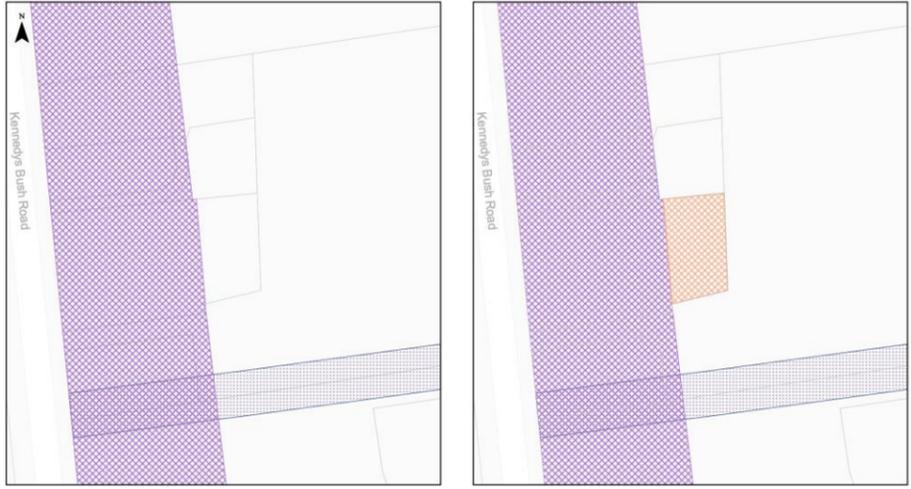
Change sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps	
<p>(c) Steve Askin Drive/Carex Rise and Roundhill Rise NV FUZ to be changed to MRZ with Suburban Hill Density Precinct; and</p>	<p>751.119, 751.120 CCC FS2037.941 Christchurch Civic Trust - Support FS2082.517 Kāinga Ora - Support FS2037.942 Christchurch Civic Trust - Support FS2082.518 Kāinga Ora – Support</p>	<p>https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-29-Leistrella-Road.pdf</p> <p>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</p>		
<p>(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).</p>	<p>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</p>	<p>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</p>		

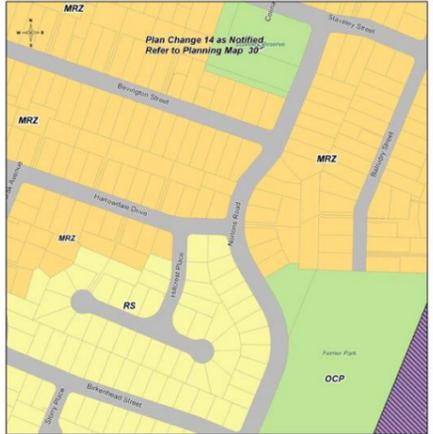
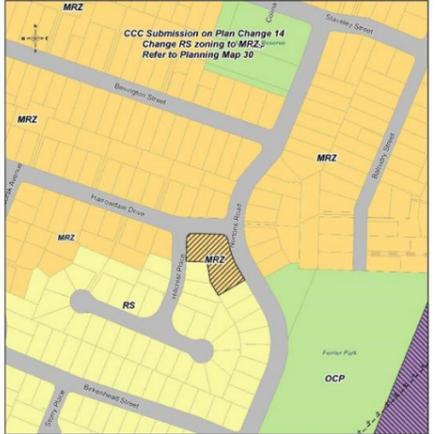
Change sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps
<p>Changes relating to the Riccarton Bush Interface Area, including restrictions on development in the interface area, and limitation of height in relation to St Teresa’s School (para 57, para 59-62)</p>	<p>751.70, 751.71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

Change sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps
<p>Deletion of the following areas from the Residential Heritage Areas Interface Area (para 81(e), para 86):</p> <p>(i) 327 Barbadoes Street and 281 Armagh Street from Chester Street East Interface Area;</p> <p>(ii) 202 Fitzgerald Avenue and 32 Avonside Road from the Englefield Interface Area; and</p>	<p>751.45 CCC</p> <p>FS2037.867 Christchurch Civic Trust - Support</p>	<p>No other expert planning evidence filed.</p> <p>Christchurch Civic Trust appearing Thursday 16 November 2023</p> <p>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</p> <p>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</p>	<p>Appendix 9.3.7.9.1 - Chester Street/Dawson Street Residential Heritage Area</p>  <p>Appendix 9.3.7.9.3 - Englefield Avonville Residential Heritage Area</p> 

Change sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps
<p>(iii) 109 Rattray Street and 2R Shand Crescent from the Piko Street Interface Area.</p>		<p>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</p>	
<p>Amend Rule 14.3.1.3 RD15 so that (para 87(v), para 90):</p> <p>(i) a. reads “Matters of discretion for the applicable <u>specifically relevant</u> built form standards in Rule 14.15;</p> <p>(ii) c. reads “Matters of Discretion for new buildings <u>and alterations</u> to buildings in Residential Heritage Areas.”</p> <p>(iii) matter of discretion c. becomes a., and vice versa.</p>	<p>751.72 CCC FS2037.894 Christchurch Civic Trust - Support</p>	<p>No other expert planning evidence filed. Christchurch Civic Trust appearing Thursday 16 November 2023</p>	<p>n/a</p>
<p>Amend Rule 14.5.3.2.8.b.i by changing the wording to “<u>8 metres, or 6 metres where existing house or garage is proposed to be relocated forward on the site</u>” (para 87(ee), para 93)</p>	<p>751.73 CCC FS2037.895 Christchurch Civic Trust - Support</p>	<p>No other expert planning evidence filed. Christchurch Civic Trust appearing Thursday 16 November 2023</p>	<p>n/a</p>
<p>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)</p>	<p>751.74 CCC FS2037.896 Christchurch Civic Trust - Support</p>	<p>No other expert planning evidence filed. Christchurch Civic Trust appearing Thursday 16 November 2023</p>	<p>n/a</p>

Change sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps
Change of zoning for 35 Hanmer Street from HRZ to MRZ, as the site is within a character area (para 102(b), para 103)	751.94, 751.95 CCC FS2037.916 Christchurch Civic Trust - Support FS2037.917 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.
Change of zoning for 65-51 Shortland Street on Map 33 from Residential Suburban to MRZ (para 102(d), para 104)	751.97, 751.98 CCC FS2037.919 Christchurch Civic Trust - Support FS2037.920 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 the Heaton Character Area where it is on top of the SP Hospital Zone (St Georges Hospital) and remove the St Georges-Heaton Overlay entirely (para 102(g), para 108)	751.103 CCC FS2037.925 Christchurch Civic Trust - Support FS2082.509 Kāinga Ora - Support	Also addressed in s42A report of Clare Piper addressing submission of St George's Hospital submission 194 seeking removal of the overlay. 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-5-St-Georges-Hospital.pdf	

Change sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps
			
<p>At Mathers Road/Hoon Hay Road on planning map 45, change RS Zoning to MRZ (para 102(o), para 104)</p>	<p>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</p>	<p>Christchurch Civic Trust appearing Thursday 16 November 2023</p> <p>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</p>	
<p>Apply the LPTAA to the entirety of 55 Kennedys Bush Road on planning map 49 (para 102(p), para 103)</p>	<p>751.133 CCC FS2037.955 Christchurch Civic Trust - Support FS2082.526 Kāinga Ora - Oppose</p>	<p>Christchurch Civic Trust appearing Thursday 16 November 2023</p> <p>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</p>	

Change sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps	
<p>Change RS Zoning to MRZ at the following sites (para 102(q), para 104):</p> <p>(i) Harrowdale Drive/Nortons Road, Map 30;</p> <p>(ii) Queenswood Gardens, Map 25.</p>	<p>751.134, 751.135 CCC</p> <p>FS2037.956 Christchurch Civic Trust - Support</p> <p>FS2037.957 Christchurch Civic Trust - Support</p> <p>FS2082.527 Kāinga Ora - Support</p> <p>FS2082.528 Kāinga Ora - Support</p>	<p>Christchurch Civic Trust appearing Thursday 16 November 2023</p> <p>Full copy of planning maps as part of Council's submission:</p> <p>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</p> <p>Full copy of planning maps as part of Council's submission:</p> <p>https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-38-Queenswood.pdf</p>		
<p>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):</p> <p>(i) 32 and 34 Shirley Road, Map 25;</p>	<p>751.138 CCC</p> <p>FS2037.960 Christchurch Civic Trust - Support</p>	<p>No other expert planning evidence filed.</p> <p>Christchurch Civic Trust appearing Thursday 16 November 2023</p> <p>Full copy of planning maps as part of Council's submission:</p> <p>https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-41-Shirley-Road.pdf</p>		

Change sought by CCC	Further submitters	Notes and witness/submitter appearances	Maps	
<p>(ii) 399 Papanui Road, Map 24;</p> <p>(iii) 283 Papanui Road, Maps 24 and 31;</p> <p>(iv) 51 Browns Road, Map 31.</p> <p>(v) Yaldhurst Road/Main South Road, Map 30.</p>		<p>Full copy of planning maps as part of Council's submission:</p> <p>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</p> <p>Full copy of planning maps as part of Council's submission:</p> <p>https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Appendix-1-Attachment-44-Yaldhurst-Road.pdf</p>		
<p>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).</p>	<p>751.139, 751.140 FS2037.962 Christchurch Civic Trust - Support</p>	<p>No other expert planning evidence filed. Christchurch Civic Trust appearing Thursday 16 November 2023</p>	<p>No attached maps to Council's submission.</p>	
<p>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).</p>	<p>751.141, #751.142 FS2037.963 Christchurch Civic Trust - Support FS2037.964 Christchurch Civic Trust - Support</p>	<p>No other expert planning evidence filed. Christchurch Civic Trust appearing Thursday 16 November 2023</p> <p>Full copy of planning maps as part of Council's submission:</p> <p>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</p>		