

**BEFORE INDEPENDENT HEARING COMMISSIONERS
IN CHRISTCHURCH**

TE MAHERE Ā-ROHE I TŪTOHUA MŌ TE TĀONE O ŌTAUTAHI

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the hearing of submissions on Plan Change 14 (Housing and Business Choice) to the Christchurch District Plan

**SUPPLEMENTARY STATEMENT OF EVIDENCE / SECTION 42A REPORT OF
IKE KLEYNBOS ON BEHALF OF CHRISTCHURCH CITY COUNCIL**

Dated: 15 September 2023

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EXECUTIVE SUMMARY

1. My full name is **Ike Kleynbos**. I am employed as a Principal Planning Advisor for the Christchurch City Council (the **Council**).
2. I prepared a section 42A report, dated 11 August 2023, on behalf of the Council in respect of Plan Change 14 to the Christchurch District Plan (the **District Plan; PC14**). My section 42A report addressed submission points relating to the Residential Chapter and the qualifying matters (**QMs**) relating to sunlight access, low public transport accessibility, and the Riccarton Bush interface.
3. The Independent Hearings Panel (the **Panel**), in its minute 5 dated 23 August 2023, asked the Council to prepare and file a supplementary section 42A report addressing three submissions that had not been accurately summarised in the Council's summary of submissions (and any further submissions on those three submissions), namely those of:
 - (a) Teewah Holdings Limited (submission #2108);
 - (b) Mr Tobias Meyer (submission #55); and
 - (c) Wigram Lodge (2001) Limited, Ms Elizabeth Harris and Mr John Harris (submission #817).
4. I have prepared this supplementary statement / report to comment on the first two of those submissions, of Teewah Holdings Limited and Mr Meyer, which raise points relating to the Sunlight Access QM, the Low Public Transport Accessibility QM, and associated zoning or built form standards.¹ I also comment on a further submission made.
5. By way of an overall summary, the matters raised in the two submissions and the further submission have either been addressed within my earlier section 42A report or do not lead me to make any changes to the recommendations set out in that report.
6. This supplementary statement / report also responds to the Panel's direction contained in minute 9, dated 11 September 2023 for me to provide a list of all submissions and further submissions summaries on the Sunlight Access QM.

¹ The third submission, of Wigram Lodge (2001) Limited and others, does not raise any matters within the scope of my section 42A report.

INTRODUCTION

7. My name is **Ike Kleynbos** and I am the author of the section 32 evaluation for PC14 as it relates to the residential chapter, the associated section 42A report (which also addresses the QMs listed above), and various other reporting material relating to PC14.
8. The submissions dealt with in this evidence / report raise matters relating to the residential proposal (broadly), the Sunlight Access QM, and the Low Public Transport Accessibility QM.
9. In preparing this evidence I have:
 - (a) Read the three submissions and the further submission referred to within this statement;
 - (b) Considered the material contained within relevant section 42A reports; and
 - (c) Been in correspondence with the further submitter detailed herein.
10. I am authorised to provide this evidence on behalf of the Council.

Qualifications and experience

11. My qualifications and experience are set out at paragraphs 2.1.1 to 2.1.4 of my section 42A report.

Code of conduct

12. While this is a Council hearing, I have read the Code of Conduct for Expert Witnesses (contained in the 2023 Practice Note) and agree to comply with it. Except where I state I rely on the evidence of another person, I confirm that the issues addressed in this statement of evidence / report are within my area of expertise, and I have not omitted to consider material facts known to me that might alter or detract from my expressed opinions. I confirm that, while I am employed by the Council, the Council has agreed to me providing this evidence / report in accordance with the Code of Conduct.

Scope of supplementary evidence

13. This supplementary evidence / report addresses the following matters:
 - (a) A submission point of Mr Meyer (#55) relating to the Sunlight Access QM;

- (b) Submission points by Teewah Holdings Ltd (#2108) relating to the Low Public Transport Accessibility QM;
- (c) Submission points by Teewah Holdings Ltd (#2108) on Residential Hills built form standards;
- (d) A submission point by Teewah Holdings Ltd (#2108) regarding the zoning of 22 Red Rock Lane; and
- (e) The Panel's direction contained in minute 9, dated 11 September 2023, for me to provide a list of all submissions and further submissions summaries on the Sunlight Access QM.

14. I address each of these points in my evidence below.

SUBMISSION POINT ON SUNLIGHT ACCESS QM

15. Mr Meyer (#55) has requested that changes are made to the Sunlight Access QM. Specifically, submission points #55.2 and #55.3 make the following requests:
- (a) Only apply the proposed Sunlight Access QM approach (in PC14 as notified) to the southern boundary, and apply MDRS (at least) to all other orientations.
 - (b) For setback exemptions providing for perimeter block development to be approved, including within the medium density residential zone (**MRZ**), albeit at a reduced scale from that proposed in PC14 as notified – i.e. for development within the first 12m of a side boundary or 40% of parcel depth, whichever is the lesser (rather than for development within the first 20 metres of a side boundary or 60% of the site depth, as proposed).
16. The above submission points relate to the height in relation to boundary controls in both the MRZ and the high density residential zone (**HRZ**).
- (a) These matters have been considered in my section 42A report through my analysis of other, similar submissions. See in particular:
 - (b) Paragraphs 7.1.55-56, 7.1.59-62;
 - (c) Paragraphs 10.1.284, 10.1.286-292, 10.1.301, 10.1.304-305; and
 - (d) Paragraphs 10.1.315, 10.1.321-323.

17. In summary, I recommend that the Panel:
- (a) Retain the provisions for Sunlight Access QM relating to recession plane height and angle, as notified;
 - (b) Retain notified exemptions for height in relation to boundary (14.5.2.6.b.iv and 14.6.2.2.c.iv) to enable and encourage the development of perimeter block housing; and
 - (c) In effect, reject the submission by Mr Meyer in part.

SUBMISSION POINTS ON LOW PUBLIC TRANSPORT ACCESSIBILITY QM

18. Teewah Holdings Ltd (#2108) has requested several changes to the Low Public Transport Accessibility QM and associated provisions in PC14 as notified. Specifically:
- (a) Submission point 2108.1 seeks that the QM be removed;
 - (b) Submission point 2108.2/3 seeks that Residential Hills zoning be retained over 22 Red Rocks Lane (and surrounds), whilst modifying controls to allow more housing choice; and
 - (c) Submission point 2108.4 seeks modifications to the Residential Hills zone controls and the Sites of Cultural Significance QM to allow for more variety in housing type, if not increased density.
19. Broad consideration of the Low Public Transport Accessibility QM and further recommendations is set out in my section 42A report, particularly from pages 84 to 96. My recommendation to the Panel is to retain the QM, modify its spatial extent, and apply MRZ zoning to that area, with two Precincts to manage the QM features. This recommendation, if accepted, would also result in the removal of the Residential Hills zone.
20. I note that 22 Red Rock Lane is zoned Residential Hills under the operative District Plan and under the notified PC14 zoning. The result of my above recommendations being accepted would be that the site is zoned MRZ, with the Suburban Hill Density Precinct also applying. This would permit a similar level of development to the current Residential Hills zoning and would provide a consenting pathway for medium density development under specific conditions.

21. My section 42A report also discusses other submissions seeking removal of the QM in paragraph 10.1.332 and paragraphs 10.1.341 to 10.1.356.
22. The Sites of Cultural Significance QM is addressed in the section 42A report of Ms Hansbury. Paragraphs 5.3.2 and 5.3.16 to 5.3.22 in that report provide an overview of this QM and its justification.
23. Paragraph 6.20.4 specifically considers other submissions seeking modification of this QM. Ms Hansbury notes that *“PC14 is not proposing a review of the extent of [Sites of Cultural Significance] or ONLs. It simply proposes to apply the QM status to them.”*
24. Consequently, I consider that both my section 42A report and the section 42A report of Ms Hansbury have addressed the relief sought. In summary, those reports recommend:
 - (a) Retaining the Low Public Transport Accessibility QM;
 - (b) Zoning land that includes 22 Red Rock Lane MRZ, with the Suburban Hill Density Precinct also applying; and
 - (c) Retaining Sites of Cultural Significance and applying them as a QM.

FURTHER SUBMISSION ON LOW PUBLIC TRANSPORT ACCESSIBILITY QM

25. One further submission was received upon the primary submission of Teewah Holdings Limited, which was made by Rachel Sanders & Neighbours (FS#2098).
26. The further submission opposes the submission made by Teewah Holdings Limited due to roading safety concerns associated with greater enablement of housing density in areas zoned Residential Hills.
27. The relief sought by Rachel Sanders & Neighbours is also expressed in their primary submission on PC14 under #475. While those submission points are considered in my section 42A report, I now provide further consideration of these in light of the further submission being made.
28. I note that the above paragraphs concerning the Teewah Holdings submission provide details of the Low Public Transport QM rationale and make reference to this consideration within my section 42A report.
29. The recommendation is to only enable a form of medium density residential development within Residential Hills zone areas (14.5.3.1.3 RD19):

- (a) When located within a 400m walking distance from a public transport stop; and
 - (b) Where suitable servicing of water and the discharge of stormwater and wastewater can be demonstrated.
30. The impacts of the above are anticipated to mean that less than half of the notified Residential Hills zone would be further enabled.
31. While enabling a greater number of residential units within the Residential Hills areas, this is only targeted to catchments with the greatest access to roading sufficient to support larger vehicles, such as those used for bus transportation or emergency services. Controls also limit building height and total number of units per site, further limiting the residential occupancy that would otherwise have been enabled under a 'full' MDRS scenario.
32. While Council is unable to direct the requirement of parking through the NPS-UD 2020, measures included within PC14 seek to ensure that the adequate accessibility of emergency vehicles has been considered for residential hill development. I note that, as a result of recommended changes to Chapter 7 (Transport), additional access requirements have been recommended in respect of emergency vehicle access to rear sites, or where sites are further than 75 metres from the nearest road, or lack any reticulated water supply. Reference should be made to appendix 7.5.7.h and the section 42A report of Ms Piper.
33. Lastly, public roads are the responsibility of Council as the Road Controlling Authority under the Land Transport Act 1998 and as the entity responsible for management and repair of roads under the Local Government Act 1974. Action is able to be taken by Council where there are any specific safety concerns.

RESPONSE TO MINUTE 9

34. At paragraph [10] of its minute 9 dated 11 September 2023, the Panel directed me to provide a list of all submissions and further submissions summaries on the Sunlight Access QM. A table setting out all submissions and further submissions on the Sunlight Access QM is appended to this evidence / report as **Appendix 1**.

CONCLUSION

35. In considering these submission points I am satisfied that the recommendations made in my section 42A report remain an appropriate response to submissions and give effect to the relevant requirements of the Resource Management Act 1991 and the NPS-UD 2020.

Date: 15 September 2023

Ike Kleynbos

APPENDIX 1 – LIST OF SUBMISSIONS AND FURTHER SUBMISSIONS SUMMARIES ON THE SUNLIGHT ACCESS QM

The following table seeks to provide a response to the Panel's Minute 9¹ dated 11 September 2023, specifically paragraph 10 requiring:

...a list of all submissions and further submissions summaries on the sunlight access Qualifying Matter and identify these by submitter name and submission point number and group them into those supportive of the sunlight access qualifying matter, those opposed to it and those seeking an alternative outcome.

The table below provides submissions made against sub-chapter 6.1A (Qualifying Matters) and the height in relation to boundary controls for both MRZ and HRZ that seek to apply the Sunlight Access QM.²

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¹ Available from: [IHP-Minute-9-Response-to-Submitter-11-September-2023.pdf](#)

² For clarity, all key submissions concerning the Sunlight Access QM have been captured in the tables in this document. Although some of the submissions included in these tables have also raised points in relation to other zones that may have some relation to building height and/or sunlight access, these other points have not been included in the tables because it is considered that those submission points are not focused on the Sunlight Access QM and therefore not of particular relevance here.

Primary Submissions

6.1A – Application of Qualifying Matters

No.	Name	Point No.	Position	Decision Sought
1049	Dylan Lange	1049.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
187	Tom Logan	187.5	Oppose	[Drop the Sunlight Access Qualifying Matter]
519	James Carr	519.3	Oppose	[O]ppose the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
370	Simon Fitchett	370.9	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
373	Mark Stringer	373.9	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.

No.	Name	Point No.	Position	Decision Sought
415	Blake Thomas	415.2	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
416	Anake Goodall	416.3	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
523	Adam Currie	523.3	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
724	Alan Murphy	724.3	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
662	Bryce Harwood	662.3	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
505	Jarred Bowden	505.3	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.

No.	Name	Point No.	Position	Decision Sought
528	Kelsey Clousgon	528.3	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
531	Claire Cox	531.3	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
639	Rory Evans Fee	639.2	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
658	Ben Thorpe	658.3	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
661	Edward Parkes	661.3	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
721	Ethan Pasco	721.3	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.

No.	Name	Point No.	Position	Decision Sought
656	Francesca Teague-Wytenburg	656.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council [remove] this qualifying matter.
727	Birdie Young	727.4	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
846	Lauren Bonner	846.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
524	Daniel Tredinnick	524.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
527	Kaden Adlington	527.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
529	Daniel Carter	529.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Point No.	Position	Decision Sought
537	Matt Johnston	537.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
520	Amelie Harris	520.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
267	Justin Muirhead	267.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] The council drop this qualifying matter.
521	Thomas Garner	521.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
522	Lisa Smailes	522.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
346	George Laxton	346.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.

No.	Name	Point No.	Position	Decision Sought
347	Elena Sharkova	347.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
345	Monique Knaggs	345.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.
263	Harley Peddie	263.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
269	Yvonne Gilmore	269.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
533	Frederick Markwell	533.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
553	Josh Flores	553.14	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Point No.	Position	Decision Sought
262	Alfred Lang	262.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
364	John Reily	364.11	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
365	Andrew Douglas-Clifford	365.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
374	Michael Redepenning	374.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
375	Aidan Ponsonby	375.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
384	Christopher Seay	384.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Point No.	Position	Decision Sought
387	Christopher Henderson	387.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
389	Emma Coumbe	389.5	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
391	Ezra Holder	391.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
392	Ella McFarlane	392.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
507	Paul Young	507.5	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
832	Finn Jackson	832.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Point No.	Position	Decision Sought
837	Sylvia Maclaren	837.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
839	Jacinta O'Reilly	839.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
843	Allan Taunt	843.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
844	Hayden Smythe	844.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
577	James Robinson	577.11	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
393	Sarah Laxton	393.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Point No.	Position	Decision Sought
395	Emily Lane	395.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
576	Juliette Sargeant	576.12	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
646	Archie Manur	646.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
840	Rosa Shaw	840.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
841	Jess Gaisford	841.11	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
271	Pippa Marshall	271.9	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.

No.	Name	Point No.	Position	Decision Sought
273	Ian Chesterman	273.9	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
274	Robert Fleming	274.9	Oppose	[S]eek[s] that the council drop[the Sunlight Access] qualifying matter.
233	Paul Clark	233.9	Oppose	Oppose [Sunlight Access Qualifying Matter]
53	Simon Watts for Brighton Observatory of Environment and Economics	53.2	Oppose	Oppose Sunlight Access Qualifying Matter
557	Peter Beswick	557.16	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
563	Peter Cross	563.9	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.

No.	Name	Point No.	Position	Decision Sought
637	James Ballantine	637.3	Oppose	Oppose the Sunlight Access Qualifying Matter.
623	Peter Dobbs	623.4	Oppose	Oppose the Sunlight Access Qualifying Matter. Seek that the council drop this qualifying matter.
331	Clare Mackie	331.2	Oppose	Oppose the Sunlight Access Qualifying Matter as part of CCC's PC14.
362	Cynthia Roberts	362.7	Oppose	Opposes the Sunlight Access Qualifying Matter.
157	Robin Parr	157.2	Oppose	Retain existing heights & angles of Recession planes at boundaries, currently 2.3m & 36°
566	Bruce Chen	566.7	Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.

No.	Name	Point No.	Position	Decision Sought
655	Daymian Johnson	655.9	Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter.
525	Gideon Hodge	525.9	Oppose	That Council drops [the Sunlight Access] qualifying matter.
351	Jono de Wit	351.3	Seek Amendment	[D]o[es] not support the sunlight QM
299	Luke Cairns	299.1	Seek Amendment	[F]or the council to accept PC14, with the proposed sunlight-qualifying matters removed.
897	Evelyn Lalahi	897.1	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.
458	Toby Williamson	458.1	Seek Amendment	[S]eek[s] the qualifying matter for sunlight to be withdrawn.

No.	Name	Point No.	Position	Decision Sought
518	Sarah Meikle	518.9	Seek Amendment	[That the Sunlight Access Qualifying Matter only applies to developments within the 4 Avenues].
119	Tracey Strack	119.4	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.
680	Bernard and Janette Johnston and Dovey	680.4	Seek Amendment	Amend PC14 to add a new Qualifying Matter or amend the existing Sunlight Access Qualifying Matter to include the Residential Hills Zone as a Qualifying Matter area, and make all consequential amendments necessary to give effect to this submission. Alternatively, if that relief is not granted, amend PC14 to add a new Qualifying Matter or amend the existing Sunlight Access Qualifying Matter to include the base of the Hills/valleys as Qualifying Matter areas, and make all consequential amendments necessary to give effect to this submission.
67	Rachel Davies	67.14	Seek Amendment	Continue to add and push for Quality Matters to ensure new development meets more stringent controls over sunlight, safety, privacy, environmental factors and aesthetics.
696	Terence Sissons	696.7	Seek Amendment	Delete the waiver of QM re sunlight access for buildings over 12m.
679	Tony Dale	679.1	Seek Amendment	I s[S]upport changes to building heights, recession planes and set-backs to preserve access to sunlight in medium density zones. However, the Qualifying Matter should be more conservative to preserve sunlight to the same degree as is enjoyed under our current density rules.

No.	Name	Point No.	Position	Decision Sought
261	Maia Gerard	261.9	Seek Amendment	Opposes the Sunlight Access Qualifying Matter
417	Jason Bi for Viso NZ Limited	417.4	Seek Amendment	Seek amendment to 4m 60° recession plane
665	Lawrence & Denise May	665.3	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
580	Darin Cusack	580.2	Seek Amendment	That the Sunlight Qualifying Matter be more conservative than proposed.
675	Robyn Wells	675.1	Seek Amendment	The Qualifying Matter, to protect sunlight access for homes, does not go nearly far enough...[A]sk[s] the council to advocate for development in Christchurch to be based on not only the District Plan, which has been carefully developed over many years, but also our unique Christchurch blueprint developed with much consultation and input from experts after the earthquake.
180	Josiah Beach	180.2	Support	[A]ppreciate[s] and support[s] the special attention given by the Council to overshadowing in the ... Sunlight Access Qualifying Matter.

No.	Name	Point No.	Position	Decision Sought
146	Julie Kidd	146.1	Support	[E]ndorse changes that protect the amount of sunlight buildings are exposed to, at least to a level that is equivalent to the level of exposure of a building in Auckland.
624	Daniel Scott	624.8	Support	[Opposes] the Sunlight Access Qualifying Matter. Seek that the council drop this qualifying matter.
918	Geoff Banks	918.9	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council maintain this qualifying matter.
112	Nikki Smetham	112.2	Support	[Retain Sunlight Access and Low Public Transport Accessibility Qualifying Matters]
630	Murray Cullen	630.1	Support	[Retain the Sunlight Access Qualifying Matter]
288	Emma Norrish for Waipapa Papanui-Innes-Central Community Board	288.1	Support	[S]eeks the advancement of the signalled Qualifying Matters and mechanisms protecting sunlight access.

No.	Name	Point No.	Position	Decision Sought
762	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	762.9	Support	[Supports] [s]unlight access qualifying matters
773	Dave Kelly for Beckenham Neighbourhood Association Inc	773.1	Support	[Supports] the proposed Qualifying Matter in relation to sunlight.
780	Josie Schroder	780.6	Support	Retain 6.10A Sunlight Access Qualifying Matter as notified.
406	Michael Andrews	406.1	Support	Support the sunlight access qualifying matter.
804	Callum Ward for Waihoru Spreydon-Cashmere-Heathcote Community Board	804.5	Support	The Community Board supports the qualifying matters in the proposal and in particular the following are of local interest in Waihoru Spreydon-Cashmere-Heathcote: ... Sunlight access... [S]trongly supports the changes regarding sunlight access.
835	Lynne Lochhead for Historic Places Canterbury	835.16	Support	The submitter supports sunlight access being a qualifying matter in respect of the medium density and high density zones.

No.	Name	Point No.	Position	Decision Sought
875	Philippa Rutledge	875.1	Support	The Sunlight Access recession planes be designed to ensure Christchurch residents living in climate zone 5, during the winter months receive equivalent solar energy to those living in climate zone 1.

14.5.2.6 – MRZ Height in relation to boundary

No.	Name	Organisation	Point No.	Position	Decision Sought
205	Graham Robinson for Addington Neighbourhood Association	Addington Neighbourhood Association	205.29	Not Stated	Consider the potential loss of amenity for existing house owners.
425	Tom King		425.4	Not Stated	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.
403	David Krauth		403.1	Not Stated	The submitter seeks that the existing building height restriction not be increased to 12 meters and that resource consents be required for all developments.
507	Paul Young		507.2	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
599	David Townshend		599.1	Oppose	[Delete Sunlight Access Qualifying Matter]
519	James Carr		519.18	Oppose	[O]ppose the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
370	Simon Fitchett		370.7	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
373	Mark Stringer		373.7	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
415	Blake Thomas		415.11	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
416	Anake Goodall		416.8	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
523	Adam Currie		523.8	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
724	Alan Murphy		724.4	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
662	Bryce Harwood		662.8	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
505	Jarred Bowden		505.8	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
528	Kelsey Clousgon		528.6	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
531	Claire Cox		531.8	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
639	Rory Evans Fee		639.8	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
658	Ben Thorpe		658.8	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
661	Edward Parkes		661.8	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
721	Ethan Pasco		721.6	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
559	Mitchell Tobin		559.3	Oppose	[Regarding the Sunlight Access Qualifying Matter.] [S]eek that the council drop this qualifying matter.
562	Rob McNeur		562.3	Oppose	[Regarding the Sunlight Access Qualifying Matter.] [S]eek that the council drop this qualifying matter.
598	Caleb Sixtus		598.3	Oppose	[Regarding the Sunlight Access Qualifying Matter.] [S]eek that the council drop this qualifying matter.
783	Roman Shmakov		783.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek[s] that the Christchurch City Council removes the details in sub-chapter 14.5.2.6 that enable this qualifying matter.
656	Francesca Teague-Wytenburg		656.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council [remove] this qualifying matter.
538	Barnaba Auia		538.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
733	Michael Hall		733.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
738	Pim Van Duin		738.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
846	Lauren Bonner		846.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
1049	Dylan Lange		1049.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
524	Daniel Tredinnick		524.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
527	Kaden Adlington		527.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
529	Daniel Carter		529.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
537	Matt Johnston		537.5	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
642	Sophie Harre		642.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
540	Ben Close		540.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
618	Lance Woods		618.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
624	Daniel Scott		624.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
342	Adrien Taylor		342.6	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
350	Felix Harper		350.5	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
361	James Gardner		361.4	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
363	Peter Galbraith		363.6	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
364	John Reily		364.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
365	Andrew Douglas-Clifford		365.6	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
366	Olivia Doyle		366.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
372	Julia Tokumaru		372.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
374	Michael Redepenning		374.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
375	Aidan Ponsonby		375.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
379	Indiana De Boo		379.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
384	Christopher Seay		384.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
387	Christopher Henderson		387.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
389	Emma Coumbe		389.6	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
391	Ezra Holder		391.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
392	Ella McFarlane		392.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
394	Lesley Kettle		394.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
395	Emily Lane		395.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
507	Paul Young		507.6	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
532	Albert Nisbet		532.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
841	Jess Gaisford		841.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
843	Allan Taunt		843.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
534	Donna Barber		534.3	Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]seek[s] that the council drop this qualifying matter.
520	Amelie Harris		520.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
521	Thomas Garner		521.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
345	Monique Knaggs		345.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
346	George Laxton		346.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
522	Lisa Smailes		522.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
578	Jamie Dawson		578.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter
590	Todd Hartshorn		590.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter
263	Harley Peddie		263.5	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
266	Alex Hobson		266.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
268	Clare Marshall		268.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
269	Yvonne Gilmore		269.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
533	Frederick Markwell		533.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
565	Angela Nathan		565.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
568	Hazel Shanks		568.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
570	Christine Albertson		570.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
572	Yu Kai Lim		572.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
573	Jeff Louttit		573.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
575	Jeremy Ditzel		575.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
576	Juliette Sargeant		576.11	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
577	James Robinson		577.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
587	Ciaran Mee		587.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
589	Krystal Boland		589.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
591	Helen Jacka		591.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
643	Keegan Phipps		643.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
847	Will Struthers		847.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
262	Alfred Lang		262.5	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
264	Aaron Tily		264.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
265	John Bryant		265.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
267	Justin Muirhead		267.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
270	Rob Harris		270.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
393	Sarah Laxton		393.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
563	Peter Cross		563.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
566	Bruce Chen		566.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
567	Mark Mayo		567.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
571	James Harwood		571.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
574	Henry Bersani		574.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
588	David Lee		588.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
646	Archie Manur		646.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
832	Finn Jackson		832.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
837	Sylvia Maclaren		837.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
844	Hayden Smythe		844.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
542	Ben Helliwell		542.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.
544	David Davidson		544.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
545	James Hoare		545.2	Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]eek[s] that the council drop this qualifying matter.
649	Peter Stanger		649.2	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.
652	Declan Cruickshank		652.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.
607	Mathew Cairns		607.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
608	Denisa Dumitrescu		608.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
610	Alexia Katisipis		610.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
611	Ailbhe Redmile		611.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
611	Ailbhe Redmile		611.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
612	Hamish McLeod		612.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
613	Noah Simmonds		613.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
614	Matthew Coulthurst		614.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
615	Analijia Thomas		615.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
616	Elizabeth Oquist		616.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
617	Tegan Mays		617.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
619	Oscar Templeton		619.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
620	Izak Dobbs		620.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
623	Peter Dobbs		623.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
628	Tom Crawford		628.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
632	Aimee Harper		632.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
633	James Dunne		633.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
634	Georgia Palmer		634.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
640	Steven Watson		640.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
645	Laura McGill		645.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
648	Brennan Hawkins		648.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
650	Charlie Lane		650.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
722	Nick Leslie		722.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
808	Josh Garmonsway		808.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
641	Andrew Treadwell		641.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
651	Jess Green		651.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
548	Ethan Gullery		548.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
557	Peter Beswick		557.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
560	Reece Pomeroy		560.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
596	Hayley Woods		596.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
597	Karl Moffatt-Vallance		597.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
601	Jack Hobern		601.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
602	Devanh Patel		602.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
603	Evan Ross		603.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
604	Daniel Morris		604.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
606	Alanna Reid		606.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek that the council drop this qualifying matter.
541	Amelia Hamlin		541.3	Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]eek[s] that the council drop this qualifying matter.
547	Amanda Ng		547.3	Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]eek that the council drop this qualifying matter.
550	Sam Mills		550.3	Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]eek that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
549	Tineek Corin		549.3	Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]eek that the council drop this qualifying matter.
551	Henry Seed		551.3	Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]eek that the council drop this qualifying matter.
552	David Moore		552.3	Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]eek that the council drop this qualifying matter.
553	Josh Flores		553.3	Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]eek that the council drop this qualifying matter.
554	Fraser Beckwith		554.3	Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]eek that the council drop this qualifying matter.
555	James Cunniffe		555.3	Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]eek that the council drop this qualifying matter.
595	Logan Sanko		595.3	Oppose	[Regarding the Sunlight Access Qualifying Matter]. [S]eek that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
347	Elena Sharkova		347.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
839	Jacinta O'Reilly		839.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
840	Rosa Shaw		840.6	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
191	Logan Brunner		191.14	Oppose	[Remove proposed QM Sunlight Access]
12	Guy and Anna Parbury		12.1	Oppose	[Remove sunlight access qualifying matter]
273	Ian Chesterman		273.7	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
274	Robert Fleming		274.7	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
271	Pippa Marshall		271.7	Oppose	[S]eek[s] that the council drop this qualifying matter.
491	Juliet Kim		491.1	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.
353	Roger Conroy		353.1	Oppose	[Seeks to oppose the proposed residential height in relation to boundary standard]
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	834.76	Oppose	14.5.2.6 – Height in relation to boundary, Delete the Sunlight Access qualifying matter and all associated provisions.
198	Megan Walsh		198.1	Oppose	[opposed to 3 storey intensification]
203	Steve Petty		203.3	Oppose	A better sol'n is: In the rebuild in town you can PLAN this sort of housing. In the new housing areas on the outskirts of town the same. And stop allowing people to carve up rural land into 10 acre, 20 acre, etc life style blocks.
485	John Buckler		485.3	Oppose	Change 45 St. Albans Street to a Medium Density Residential zone or preserve current sunlight.

No.	Name	Organisation	Point No.	Position	Decision Sought
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	834.187	Oppose	Delete and replace with MDRS provision.
444	Joseph Corbett-Davies		444.5	Oppose	Delete the sunlight access qualifying matter
512	Harrison McEvoy		512.11	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
515	Zachary Freiberg		515.7	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
516	Jessica Nimmo		516.9	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
517	Alex McNeill		517.7	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
660	Bray Cooke		660.7	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
718	Gareth Holler		718.7	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
719	Andrew Cockburn		719.7	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
752	Amanda Smithies		752.7	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
713	Girish Ramlugun		713.9	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
715	Sara Campbell		715.9	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
717	Jonty Coulson		717.9	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
753	Piripi Baker		753.9	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
754	Alex Shaw		754.9	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
510	Ewan McLennan		510.3	Oppose	I oppose the Sunlight Access Qualifying Matter. I seek that the council drop this qualifying matter.
514	Ann Vanschevensteen		514.6	Oppose	I oppose the Sunlight Access Qualifying Matter. I seek that the council drop this qualifying matter.
503	Jamie Lang		503.2	Oppose	I oppose the Sunlight Access Qualifying Matter. I seek that the council drop this qualifying matter.
295	Barry Newman		295.2	Oppose	I w[W]ould like the existing process of council and neighbour consent remain.
413	Caroline May		413.4	Oppose	Increased density / building height be located in the inner city and outer suburbs, not existing suburbs.
121	Cameron Matthews		121.4	Oppose	Objection to the sunlight access QM and request its removal.

No.	Name	Organisation	Point No.	Position	Decision Sought
233	Paul Clark		233.7	Oppose	Oppose [Sunlight Access Qualifying Matter]
477	Di Noble		477.5	Oppose	Oppose changes to height [and height in relation to boundary] limits in the residential zones.
134	Terry Blogg		134.4	Oppose	Oppose recession planes as proposed.
635	Suzi Chisholm		635.3	Oppose	Oppose Sunlight Access Qualifying Matter
635	Suzi Chisholm		635.6	Oppose	Oppose Sunlight Access Qualifying Matter
412	Luke Gane		412.2	Oppose	Oppose the Local Centre Intensification Precinct provisions at 8 Bletsoe Avenue. Retain as Medium Density Residential Zone only.
876	Alan Ogle		876.23	Oppose	Oppose the recession plane rules for [MDRS].

No.	Name	Organisation	Point No.	Position	Decision Sought
864	Douglas Corbett		864.3	Oppose	Opposes [buildings greater than] two storeys
454	Steve Hanson		454.5	Oppose	Opposes designs for sunlight.
362	Cynthia Roberts		362.5	Oppose	Opposes the Sunlight Access Qualifying Matter.
435	Madeleine Thompson		435.3	Oppose	[generally opposed to intensification]
735	Paula Rowell		735.1	Oppose	Please do not allow apartment blocks to be consent in Merivale
417	Jason Bi for Viso NZ Limited	Viso NZ Limited	417.2	Oppose	Provision: Chapter 14 - Residential Decision Sought: To approve the 4m 60° recession plane instead of the alternative proposal
539	Lucy Hayes		539.3	Oppose	Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought
344	Luke Baker-Garters		344.2	Oppose	Removal of the city-wide sunlight access qualifying matter in its entirety
189	Matt Edwards		189.4	Oppose	Remove Sunlight Access QM.
334	Michael Tyuryutikov		334.3	Oppose	Retain existing sunlight requirements for residential properties.
61	Geoffrey Banks for Victoria Neighbourhood Association (VNA)	Victoria Neighbourhood Association (VNA)	61.54	Oppose	Retain recession planes as set out in operative District Plan.
655	Daymian Johnson		655.7	Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter
594	Hao Ning Tan		594.5	Oppose	Seeks that the Council drops the Sunlight Access Qualifying Matter
157	Robin Parr		157.1	Oppose	Sunlight Access Please keep existing heights & angles of Recession planes at boundaries, currently 2.3m & 36° on our section, proposed MDRS is 4m & 60°. [see diagram in original submission]

No.	Name	Organisation	Point No.	Position	Decision Sought
525	Gideon Hodge		525.7	Oppose	That Council drops [the Sunlight Access] qualifying matter.
21	Grant McGirr		21.3	Oppose	That no changes to rules lessen the amount of sunlight that any property (house and land) currently receives.
859	Fiona McCarthy for Ministry of Housing and Urban Development	Ministry of Housing and Urban Development	859.2	Oppose	That the Sunlight Access Qualifying Matter is deleted
686	Robyn Thomson		686.3	Oppose	The exemptions for buildings greater than 12m in height are deleted
901	John Hudson		901.2	Oppose	The following is a major issue! The wording of the MDRS proposal is misleading. It makes you think it is all about intensification. It may be but only by default! The set-backs, heights and recession planes allow you to build any type of dwelling you want and will result in some very out of place buildings and outcomes for the overall community without necessarily increasing dwelling numbers
72	Rosemary Neave		72.6	Oppose	The submitter opposes the Sunlight Access Qualifying Matter and seeks that the Council drops this qualifying matter from the proposed District Plan.

No.	Name	Organisation	Point No.	Position	Decision Sought
410	Teresa Parker		410.2	Oppose	The submitter strongly opposes allowing three storey buildings to be built in residential areas that will block sun for such significant parts of the year.
222	Claire Mulcock for Deans Avenue Precinct Society Inc.	Deans Avenue Precinct Society Inc.	222.6	Oppose	We oppose any reduction of sunlight because the recession plane rules, as proposed, allow less sunlight than the existing rules, and should therefore, not be further reduced.
870	Susanne Antill		870.15	Oppose	We totally oppose denser housing which will actually cut sunlight from residences
893	Susanne and Janice Antill		893.16	Oppose	We totally oppose denser housing which will actually cut sunlight from residences.
698	Ann-Mary & Andrew Benton		698.3	Seek Amendment	<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>
255	William Bennett		255.7	Seek Amendment	<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>

No.	Name	Organisation	Point No.	Position	Decision Sought
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	685.35	Seek Amendment	. Add a subclause to (b) reading, “the upper 50% of a gable roof, measured vertically”, with an appropriate illustration
59	Theo Sarris		59.1	Seek Amendment	[14.5.2.6 Height in relation to boundary] The height for the Sunlight Access Qualifying Matter needs to be reduced to 2.5 metres and the boundary angles to 45 degrees.
676	Jack Gibbons		676.6	Seek Amendment	[amend b.iv, provisions applying to Local Centre Intensification Precincts] - Raise the height before setbacks kick in to 15m, and reduce those setbacks by 2m on each side.
31	Mike Currie		31.1	Seek Amendment	[Amend Rule 14.5.2.6 - Height in relation to boundary to 33 degrees from a height of 2.3m on the southern boundary of a site] [Alternative relief to Submission Point 31.4]
103	Damian Blogg		103.3	Seek Amendment	[Lower recession planes]
104	Ann Clay		104.3	Seek Amendment	[Lower recession planes]
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	685.37	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]

No.	Name	Organisation	Point No.	Position	Decision Sought
46	Rachel Best		46.3	Seek Amendment	[Regarding MDRS and sunlight access] [i]f this policy proceeds outer Christchurch suburbs should be exempt due to transport congestion causing increased time spent in transit and therefore contributing to air pollution. [Please do not allow housing rules to cut sunlight from neighbours homes.]
518	Sarah Meikle		518.7	Seek Amendment	[Regarding the Sunlight Access Qualifying Matter] Depends entirely on what is meant by city centre, within 4 Avenues, then yes. Outside this no. Also I would be really peeved if I lost my North/NorthWest sun because of a 3-6 story development next door. Also majority of people including first home buyers want stand alone housing, survey after survey has shown this. They don't want to spend hundreds of thousands of dollars to share a wall. Exact quote by multiple respondents in a recent survey. Unless housing costs come down, housing will never be affordable, so saying high density is the only way for housing to be affordable is wrong.
710	Michelle Trusttum		710.4	Seek Amendment	[Seeks that] CCC widen its application of the sunlight qualifying matters to include the orientation of neighbouring heritage properties in established character areas and increase the set-back provisions from neighbouring northern boundaries in [Medium Density Residential Standards] areas
385	Claire Williams		385.2	Seek Amendment	[Seeks that] the recession planes for Christchurch should meet the Australian Standard.
188	Tony Simons for Riccarton Bush - Kilmarnock Residents' Association	Riccarton Bush - Kilmarnock Residents' Association	188.4	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.
119	Tracey Strack		119.5	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.

No.	Name	Organisation	Point No.	Position	Decision Sought
519	James Carr		519.22	Seek Amendment	A better solution than retaining the current height limit and recession plane rules in heritage areas might be to adopt the MDRS rules in these areas, but apply much stricter limits on site coverage, especially hard site coverage, as well as front (and maybe side) setbacks to work with the existing streetscape.
720	Mitchell Coll		720.12	Seek Amendment	Add a subclause to (b) reading, “the upper 50% of a gable roof, measured vertically”, with an appropriate illustration to remove ambiguity.
676	Jack Gibbons		676.7	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.
23	Linda Barnes		23.7	Seek Amendment	Allow sunlight to go lower in the winter months
61	Geoffrey Banks for Victoria Neighbourhood Association (VNA)	Victoria Neighbourhood Association (VNA)	61.8	Seek Amendment	Amend 14.5.2.6 by requiring that Sunlight Access Qualifying Matter applies as an upper limit of shading for developments.
903	Andrew Mactier for Danne Mora Limited	Danne Mora Limited	903.38	Seek Amendment	Amend 14.5.2.6(a) to state: No part of any building shall project beyond a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3m above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access or pedestrian access way, the height in relation to

No.	Name	Organisation	Point No.	Position	Decision Sought
					boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. Make it clearer what boundaries the recession planes are to apply to.
914	Julie Comfort for Davie Lovell-Smith Ltd	Davie Lovell-Smith Ltd	914.14	Seek Amendment	Amend 14.5.2.6(a) to state: No part of any building shall project beyond a building envelope constructed by recession planes shown in Appendix 14.16.2 diagram D from points 3m above ground level along all boundaries. Where the boundary forms part of a legal right of way, entrance strip, access or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way. Make it clearer what boundaries the recession planes are to apply to
303	Bron Durdin		303.4	Seek Amendment	Amend height in relation to boundary rule in Medium Density Residential Zone so that adjacent sites receive year-round access to sunlight.
31	Mike Currie		31.3	Seek Amendment	Amend Rule 14.5.2.6 - Height in relation to boundary to 29 degrees from a height of 2.3m on the southern boundary of a site (if the height limit is 12m) [alternative relief to Submission Point 31.3]

No.	Name	Organisation	Point No.	Position	Decision Sought
502	Kyri Kotzikas		502.3	Seek Amendment	Amend the height in relation to boundary recession plane to 45 degrees from 3m at the southern boundary. Allow non-compliances with this standard to be notified to adjacent properties.
220	Martin Snelson		220.4	Seek Amendment	Amend the recession plane angles to maximise sunlight
673	Anne Ott		673.9	Seek Amendment	Amend the recession planes to ensure that they meet the Australian standard and ensure at least 2 hours of sunlight a day.
674	David Ott		674.2	Seek Amendment	Amend the recession planes to ensure that they meet the Australian standard and ensure at least 2 hours of sunlight a day.
469	Beverley Nelson		469.3	Seek Amendment	Amend the Sunlight Access rule to make it more favourable to existing homes.
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	685.38	Seek Amendment	Amend subclause (b)(i) to: "A boundary with a road where the property boundary across the road is further than .
221	Cynthia Snelson		221.4	Seek Amendment	Amend the recession plane angles to maximise sunlight

No.	Name	Organisation	Point No.	Position	Decision Sought
121	Cameron Matthews		121.20	Seek Amendment	Apply recession plane exemptions that are included in HRZ across all of MRZ, also. Introduce optionally for the rest of the site, which are setback by more than around 3-5m (reduced from 6-8m) from side and rear boundaries.
63	Kathleen Crisley		63.25	Seek Amendment	Clarify the impacts on neighbouring properties for sunlight access if a building is set back, as noted, at various heights above 12 metres.
55	Tobias Meyer		55.2	Seek Amendment	I don't mind the adjusted limit for the south border, but leave the other sides. Otherwise development is severely affected. Allow north and east/west to be according to MDRS at least. Also perimeter blocks make more sense for good development so make the allowable envelope higher/remove for front of property: even if just for less of front 12m or 40% of property.
169	Richard Moylan		169.1	Seek Amendment	I recommend confirming the sunlight qualifying matter and enhancing it to provide for outdoor washing drying.
679	Tony Dale		679.3	Seek Amendment	I support changes to building heights, recession planes and set-backs to preserve access to sunlight in medium density zones. However, the Qualifying Matter should be more conservative to preserve sunlight to the same degree as is enjoyed under our current density rules.
164	James and Adriana Baddeley		164.4	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.

No.	Name	Organisation	Point No.	Position	Decision Sought
381	Kate Gregg		381.6	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.
734	Marie Byrne		734.5	Seek Amendment	Increase the height threshold for sunlight recession minimums.
14	Kathryn Collie		14.1	Seek Amendment	Less restrictive recession plane rules to enable the increased density intended by the Government Prioritise and make an early determination on the recession plane qualifying matter
414	Jenene Parker		414.3	Seek Amendment	Maximum height limits for residential homes not interfere with sunlight access for neighbours.
441	Robin Watson		441.3	Seek Amendment	Oppose changes to the Medium Density Residential Zone, concerned regarding loss of access to sunlight.
201	Amanda Parfitt		201.1	Seek Amendment	Please change the Qualifying Matter for Sunshine Access in all medium (and lower) density residential zones to ensure sunlight access to ground floor for all 12 months of the year. If Sunlight Access is going to be less than this, I request that this require a resource consent which requires permission from the owners and occupiers of the neighbouring properties.

No.	Name	Organisation	Point No.	Position	Decision Sought
301	Shayne Andreasend		301.1	Seek Amendment	Please restore the 35 degree southern boundary recession plane in the MDRS rules, as even 50 degrees is too harsh for the Christchurch winter.
14	Kathryn Collie		14.6	Seek Amendment	Prioritise and make an early determination on the recession plane qualifying matter.
205	Graham Robinson for Addington Neighbourhood Association	Addington Neighbourhood Association	205.7	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.
897	Evelyn Lalahi		897.3	Seek Amendment	[generally opposed to 3 storey intensification]
70	Paul Wing		70.3	Seek Amendment	Recession planes need to be protected for all residential development.
743	Matthew Gibbons		743.5	Seek Amendment	Removal of recessional planes and setbacks is good... Setbacks are not desirable. Hence 14.6.2.2.b should be removed. So should 14.6.2.2.c. iv A and B.
409	Brett Morell		409.2	Seek Amendment	Retain access to sunlight in Belfast area (Planning Map 11), through restricting height of residential to single storey housing.

No.	Name	Organisation	Point No.	Position	Decision Sought
653	David McLauchlan		653.4	Seek Amendment	Review the recession plane angle to preserve the morning sun.
67	Rachel Davies		67.8	Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land.
258	Stephen Bryant		258.3	Seek Amendment	See above
440	Sandi Singh		440.2	Seek Amendment	Seek amendment to standard so that new recession planes apply for new builds, but existing recession planes apply to existing housing.
504	Diane Gray		504.6	Seek Amendment	Seek amendment to the proposed residential setbacks to keep the existing setbacks as they are.
851	Robert Leonard Broughton		851.4	Seek Amendment	Seek amendment to the qualifying matter [make them more restrictive].
876	Alan Ogle		876.4	Seek Amendment	Seek amendment to the Sunlight Qualifying Matter to be more conservative than proposed.

No.	Name	Organisation	Point No.	Position	Decision Sought
876	Alan Ogle		876.26	Seek Amendment	Seek inclusion of provisions that consider the safety effects of increased shade and frost upon the cycleways and footpaths within the zone.
261	Maia Gerard		261.7	Seek Amendment	Seeks amendment [Regarding the Sunlight Access Qualifying Matter]
720	Mitchell Coll		720.11	Seek Amendment	Seeks that the more restrictive recession plane be applied where a site abuts a lower density zone site boundary.
720	Mitchell Coll		720.13	Seek Amendment	Seeks to amend b(i) so that the recession plane applies to road boundaries where streets are narrow and a building close to the road can impact on the adjoining property's sunlight.
294	Chessa Crow		294.11	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.
337	Anna Melling		337.2	Seek Amendment	That maximum heights will be lowered to account for lower sun height further south.
584	Claudia M Staudt		584.6	Seek Amendment	That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.

No.	Name	Organisation	Point No.	Position	Decision Sought
367	John Bennett		367.18	Seek Amendment	That the recession plane angles be lowered to allow adequate sunlight into ground floor housing units on adjacent sites during mid winter.
580	Darin Cusack		580.3	Seek Amendment	That the Sunlight Qualifying Matter be more conservative than proposed.
519	James Carr		519.11	Seek Amendment	The new height limits and recession planes are still a considerable improvement over the current rules, it is still a watering-down of the MDRS.
100	Mary Clay		100.3	Seek Amendment	The poorly conceived application of recession plane concepts has the potential to result in shockingly bad outcomes, and will result in (in many cases), complete loss of sunlight into dwellings and gardens.
272	Caitriona Cameron		272.4	Seek Amendment	<p>The proposal should increase protection of sunlight access to maximise liveability features in new developments.</p> <ul style="list-style-type: none"> - The recession plane angles should be reduced to provide more sunshine access than in Auckland, not the same, to take account of the colder temperatures in Christchurch. - Recession planes and setbacks should be set to guarantee minimum sunshine access to adjoining properties, regardless of site width of those neighbouring properties. Recession plane angles should be reduced for those sites bordering sites narrower than the suggested standard of 15m.

No.	Name	Organisation	Point No.	Position	Decision Sought
644	Fay Brorens		644.6	Seek Amendment	The submitter supports higher density with no specific residential zone identified.
222	Claire Mulcock for Deans Avenue Precinct Society Inc.	Deans Avenue Precinct Society Inc.	222.9	Seek Amendment	We 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 MD and HRZ.
918	Geoff Banks		918.7	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council maintain this qualifying matter.
196	Brian Gillman		196.3	Support	[Retain the Sunlight Access Qualifying Matter as proposed]
354	Jason Middlemiss for Waimaero Fendalton-Waimairi-Harewood Community Board	Waimāero Fendalton-Waimairi-Harewood Community Board	354.1	Support	[S]trongly supports the proposed recession planes.
762	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	New Zealand Institute of Architects Canterbury Branch	762.10	Support	[Supports] [s]unlight access qualifying matters

No.	Name	Organisation	Point No.	Position	Decision Sought
696	Terence Sissons		696.6	Support	Delete the waiver of QM re sunlight access for buildings over 12m.
276	Steve Burns		276.3	Support	Good to see provisions for sun. But there is no need for any building in Christchurch to be more than 5 stories high.
778	Mary O'Connor		778.5	Support	I fully support the sunlight Qualifying Matter. Dwellings need to be built with wellbeing considerations more than financial costs.
112	Nikki Smetham		112.1	Support	In general we are in full support for the proposed Qualifying Standards to Chapter 14 Residential including sunlight recession planes.
67	Rachel Davies		67.1	Support	Retain and increase the Sunlight Access qualifying matter.
63	Kathleen Crisley		63.87	Support	Retain provisions in relation to recession planes in final plan decision.
184	Kelly Bombay for University of Canterbury	University of Canterbury	184.7	Support	Retain rule as proposed.

No.	Name	Organisation	Point No.	Position	Decision Sought
406	Michael Andrews		406.2	Support	Seek amendment to the height in relation to boundary rules to ensure ground floors get sunlight all year round.
428	Sarah Wylie		428.1	Support	Support the changes to this standard
791	Marie Dysart		791.3	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
89	Andrew Evans		89.8	Support	The only amendment I have is that this qualifying matter needs to be sorted at the highest priority -there are many projects on hold (possible hundreds of units) that cannot go anywhere till this is resolved.
835	Lynne Lochhead for Historic Places Canterbury	Historic Places Canterbury	835.17	Support	The submitter supports sunlight access being a qualifying matter in the medium density zone.
686	Robyn Thomson		686.4	Support	The sunlight access qualifying matter is retained
33	Joanne Knudsen		33.2	Support	To modify the sunlight access qualifying matter to accommodate Christchurch's colder climate and less daylight hours.

No.	Name	Organisation	Point No.	Position	Decision Sought
475	Rachel Sanders		475.4	Support	We are also in support of the Council's revision to the recession plane due to sunlight differences from Auckland arising from the different latitude.

14.6.2.2 – HRZ Height in relation to boundary

No.	Name	Organisation	Point No.	Position	Decision Sought Only
1049	Dylan Lange		1049.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
507	Paul Young		507.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
512	Harrison McEvoy		512.5	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
599	David Townshend		599.2	Oppose	[Delete Sunlight Access Qualifying Matter]
519	James Carr		519.17	Oppose	[O]ppose the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
370	Simon Fitchett		370.8	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
373	Mark Stringer		373.8	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
415	Blake Thomas		415.10	Oppose	[O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
416	Anake Goodall		416.7	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
523	Adam Currie		523.7	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
724	Alan Murphy		724.5	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
662	Bryce Harwood		662.7	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter... seek[s] that the council drop this qualifying matter.
505	Jarred Bowden		505.7	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
528	Kelsey Clousgon		528.5	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
531	Claire Cox		531.7	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
639	Rory Evans Fee		639.7	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
658	Ben Thorpe		658.7	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
661	Edward Parkes		661.7	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
721	Ethan Pasco		721.7	Oppose	[O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.
410	Teresa Parker		410.4	Oppose	[O]pposes allowing three storey buildings to be built in residential areas that will block sun for such significant parts of the year.
435	Madeleine Thompson		435.4	Oppose	[Oppose High Density Residential Height in relation to boundary provisions]
754	Alex Shaw		754.10	Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
753	Piripi Baker		753.10	Oppose	[Opposes] the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
624	Daniel Scott		624.7	Oppose	[Opposes] the Sunlight Access Qualifying Matter. Seek that the council drop this qualifying matter.
783	Roman Shmakov		783.4	Oppose	[Regarding the Sunlight Access Qualifying Matter] [S]eek[s] that the Christchurch City Council removes the details in sub-chapter 14.6.2.2 that enable this qualifying matter.
656	Francesca Teague-Wytenburg		656.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council [remove] this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
727	Birdie Young		727.3	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
733	Michael Hall		733.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
846	Lauren Bonner		846.11	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
524	Daniel Tredinnick		524.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
527	Kaden Adlington		527.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
529	Daniel Carter		529.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
537	Matt Johnston		537.6	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
517	Alex McNeill		517.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
267	Justin Muirhead		267.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] The council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
520	Amelie Harris		520.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
521	Thomas Garner		521.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
522	Lisa Smailes		522.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
346	George Laxton		346.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
347	Elena Sharkova		347.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] I seek that the council drop this qualifying matter.
345	Monique Knaggs		345.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.
263	Harley Peddie		263.6	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
266	Alex Hobson		266.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
268	Clare Marshall		268.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
269	Yvonne Gilmore		269.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
533	Frederick Markwell		533.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
553	Josh Flores		553.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
847	Will Struthers		847.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
262	Alfred Lang		262.6	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
264	Aaron Tily		264.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
265	John Bryant		265.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
270	Rob Harris		270.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
342	Adrien Taylor		342.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
350	Felix Harper		350.6	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
361	James Gardner		361.5	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
363	Peter Galbraith		363.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
364	John Reily		364.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
365	Andrew Douglas-Clifford		365.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
366	Olivia Doyle		366.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
372	Julia Tokumaru		372.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
374	Michael Redepenning		374.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
375	Aidan Ponsonby		375.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
379	Indiana De Boo		379.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
384	Christopher Seay		384.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
387	Christopher Henderson		387.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
389	Emma Coumbe		389.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
391	Ezra Holder		391.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
392	Ella McFarlane		392.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
394	Lesley Kettle		394.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
395	Emily Lane		395.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
507	Paul Young		507.7	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
510	Ewan McLennan		510.4	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
532	Albert Nisbet		532.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
832	Finn Jackson		832.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
839	Jacinta O'Reilly		839.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
841	Jess Gaisford		841.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
843	Allan Taunt		843.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
844	Hayden Smythe		844.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
578	Jamie Dawson		578.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
590	Todd Hartshorn		590.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
565	Angela Nathan		565.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
568	Hazel Shanks		568.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
573	Jeff Louttit		573.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
575	Jeremy Ditzel		575.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
576	Juliette Sargeant		576.10	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
587	Ciaran Mee		587.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
589	Krystal Boland		589.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
591	Helen Jacka		591.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
643	Keegan Phipps		643.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
393	Sarah Laxton		393.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
567	Mark Mayo		567.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
570	Christine Albertson		570.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
571	James Harwood		571.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
572	Yu Kai Lim		572.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
577	James Robinson		577.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
588	David Lee		588.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
646	Archie Manur		646.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
837	Sylvia Maclaren		837.8	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
840	Rosa Shaw		840.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
652	Declan Cruickshank		652.9	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek that the council drop this qualifying matter.
612	Hamish McLeod		612.6	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
613	Noah Simmonds		613.6	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
615	Analijia Thomas		615.24	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
633	James Dunne		633.4	Oppose	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.
191	Logan Brunner		191.15	Oppose	[Remove proposed QM Sunlight Access]
12	Guy and Anna Parbury		12.2	Oppose	[Remove sunlight access qualifying matter]
271	Pippa Marshall		271.8	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
273	Ian Chesterman		273.8	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
274	Robert Fleming		274.8	Oppose	[S]eek[s] that the council drop [the Sunlight Access] qualifying matter.
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	834.77	Oppose	14.6.2.2 – Height in relation to Boundary. Delete the Sunlight Access qualifying matter and all associated provisions.
189	Matt Edwards		189.5	Oppose	14.6.2.2.a - Remove Sunlight Access QM.
823	Jo Appleyard for The Catholic Diocese of Christchurch	The Catholic Diocese of Christchurch	823.139	OPPOSE	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.
485	John Buckler		485.4	Oppose	Change 45 St. Albans Street to a Medium Density Residential zone or preserve current sunlight.
557	Peter Beswick		557.6	Oppose	Delete sunlight access qualifying matter
718	Gareth Holler		718.8	Oppose	I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
555	James Cunniffe		555.9	Oppose	I oppose the Sunlight Access Qualifying Matter.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
295	Barry Newman		295.4	Oppose	I w[W]ould like the existing process of council and neighbour consent remain.
413	Caroline May		413.6	Oppose	Increased density / building height be located in the inner city and outer suburbs, not existing suburbs.
233	Paul Clark		233.8	Oppose	Oppose [Sunlight Access Qualifying Matter]
222	Claire Mulcock for Deans Avenue Precinct Society Inc.	Deans Avenue Precinct Society Inc.	222.10	Oppose	Oppose any reduction of sunlight because the recession plane rules, as proposed, allow less sunlight than the existing rules, and should therefore, not be further reduced.
477	Di Noble		477.6	Oppose	Oppose changes to height [and height in relation to boundary] limits in the residential zones.
870	Susanne Antill		870.16	Oppose	Oppose denser housing which will actually cut sunlight from residences
893	Susanne and Janice Antill		893.17	Oppose	Oppose denser housing which will actually cut sunlight from residences.
109	Kaye Thomson		109.1	Oppose	Oppose more permissive height in relation to boundary rule for Paparoa Street residential properties.
408	William Menzel		408.2	Oppose	Oppose the change to allow taller buildings and resultant limited sun access. [No change specified].

No.	Name	Organisation	Point No.	Position	Decision Sought Only
554	Fraser Beckwith		554.9	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
559	Mitchell Tobin		559.9	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
560	Reece Pomeroy		560.9	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
562	Rob McNeur		562.9	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
563	Peter Cross		563.7	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
713	Girish Ramlugun		713.10	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
719	Andrew Cockburn		719.8	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
752	Amanda Smithies		752.8	Oppose	oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
551	Henry Seed		551.12	OPPOSE	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
552	David Moore		552.11	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
717	Jonty Coulson		717.10	OPPOSE	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
660	Bray Cooke		660.8	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.
715	Sara Campbell		715.10	Oppose	Oppose the Sunlight Access Qualifying Matter and seek that the council remove this qualifying matter.
454	Steve Hanson		454.13	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.
454	Steve Hanson		454.2	Oppose	Opposes [height and height in relation to boundary rules] and [effects on] sunlight access.
198	Megan Walsh		198.2	Oppose	Opposes 3 story buildings that will impact sunlight, privacy, safety and parking in most of the residential neighbourhoods.
203	Steve Petty		203.4	Oppose	Opposes building heights of 3 storeys that impact privacy, noise, housing, animals, people, green spaces and parking.
24	John Hurley		24.1	Oppose	Opposes changes to recession plane / height in relation to boundary rules.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
362	Cynthia Roberts		362.6	Oppose	Opposes the Sunlight Access Qualifying Matter.
261	Maia Gerard		261.8	Oppose	Opposes the Sunlight Access Qualifying Matter
503	Jamie Lang		503.3	Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.
516	Jessica Nimmo		516.10	Oppose	Regarding the Sunlight Access Qualifying Matter seeks that the council drop this qualifying matter.
189	Matt Edwards		189.10	Oppose	Relevant clause: 14.6.2.2.b (Clause that dictates that recession planes still apply on parts of buildings above 12 m). Remove recession planes for taller buildings in HRZ, while maintaining height limits which was intention of NPS-UD.
344	Luke Baker-Garters		344.3	Oppose	Removal of the city-wide sunlight access qualifying matter in its entirety
72	Rosemary Neave		72.7	Oppose	Remove the Sunlight Access Qualifying Matter from the proposed District Plan.
334	Michael Tyuryutikov		334.4	Oppose	Retain existing sunlight requirements for residential properties.
61	Geoffrey Banks for Victoria Neighbourhood Association (VNA)	Victoria Neighbourhood Association (VNA)	61.53	Oppose	Retain recession planes as set out in the operative District Plan.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
417	Jason Bi for Viso NZ Limited	Viso NZ Limited	417.3	Oppose	Seek amendment to 4m 60° recession plane
566	Bruce Chen		566.9	Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.
515	Zachary Freiberg		515.8	Oppose	Seek that the council to drop Sunlight Access Qualifying Matter.
574	Henry Bersani		574.8	Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter.
655	Daymian Johnson		655.8	Oppose	Seek[s] that the council to drop Sunlight Access Qualifying Matter.
735	Paula Rowell		735.2	Oppose	Seeks that apartment blocks are not allowed in Merivale
738	Pim Van Duin		738.8	Oppose	Seeks the Council drops Sunlight Access qualifying matter.
525	Gideon Hodge		525.8	Oppose	That Council drops [the Sunlight Access] qualifying matter.
21	Grant McGirr		21.5	Oppose	That no changes to rules lessen the amount of sunlight that any property (house and land) currently receives.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
859	Fiona McCarthy for Ministry of Housing and Urban Development	Ministry of Housing and Urban Development	859.3	Oppose	That the Sunlight Access Qualifying Matter is deleted
514	Ann Vanschevensteen		514.7	Oppose	The council drop the Sunlight Access Qualifying Matter.
121	Cameron Matthews		121.5	Oppose	[opposed to the sunlight access QM]
469	Beverley Nelson		469.5	Seek Amendment	Amend the Sunlight Access rule to [ensure more sunlight is available] to homes.
103	Damian Blogg		103.4	Seek Amendment	[Lower recession planes]
104	Ann Clay		104.4	Seek Amendment	[Lower recession planes]
191	Logan Brunner		191.19	Seek Amendment	[Remove b.] Remove entirely or relax recession planes for buildings in the High Density Residential Zone.
638	Garth Wilson for Central Riccarton Residents' Association Inc	Central Riccarton Residents' Association Inc	638.11	Seek Amendment	[Remove exemptions and amend recession plane to provide more sunlight access]
360	Rebecca West		360.3	Seek Amendment	[Require] greater attention to the mitigation of the loss of sunlight to neighboring properties

No.	Name	Organisation	Point No.	Position	Decision Sought Only
385	Claire Williams		385.3	Seek Amendment	[Seeks that] the recession planes for Christchurch should meet the Australian Standard.
188	Tony Simons for Riccarton Bush - Kilmarnock Residents' Association	Riccarton Bush - Kilmarnock Residents' Association	188.5	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.
625	Pamela-Jayne Cooper		625.11	Seek Amendment	[That b. is deleted]
518	Sarah Meikle		518.8	Seek Amendment	[That the Sunlight Access Qualifying Matter only applies to developments within the 4 Avenues].
119	Tracey Strack		119.6	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.
315	Denis Morgan		315.2	Seek Amendment	14.6.2.2 Requested Action o Delete the second sentence of Clause 14.6.2.2
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	685.58	Seek Amendment	Add a subclause to (b) reading, “the upper 50% of a gable roof, measured vertically”, with an appropriate illustration.
720	Mitchell Coll		720.28	Seek Amendment	Add a subclause to (b) reading, “the upper 50% of a gable roof, measured vertically”, with an appropriate illustration to remove ambiguity.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
237	Marjorie Manthei		237.42	Seek Amendment	Amend 14.6.2.2 (b) so that the current residential recession plane applies, regardless of height.
556	Clare Dale for Winton Land Limited	Winton Land Limited	556.13	Seek Amendment	[Amend 14.6.2.2 to apply MDRS recession planes and replace 14m with 23m in c.iv]
61	Geoffrey Banks for Victoria Neighbourhood Association (VNA)	Victoria Neighbourhood Association (VNA)	61.38	Seek Amendment	Amend 14.6.2.2 by including a reference to the proposed Diagram E in Appendix 14.15.2.
61	Geoffrey Banks for Victoria Neighbourhood Association (VNA)	Victoria Neighbourhood Association (VNA)	61.9	Seek Amendment	Amend 14.6.2.2 by requiring that Sunlight Access Qualifying Matter applies as an upper limit of shading for developments.
52	Gavin Keats		52.1	Seek Amendment	Amend 14.6.2.2 to require high density six story housing does not rob neighbours on the Southside of winter sun.
258	Stephen Bryant		258.4	Seek Amendment	Amend recession planes for Christchurch to ensure they meet the Australian standard.
45	Kelvin Lynn		45.3	Seek Amendment	Amend Rule 14.6.2.2 Height in relation to boundary in the High Density Residential Zone to provide for more sunlight in winter.
814	Jo Appleyard for Carter Group Limited	Carter Group Limited	814.173	Seek Amendment	Amend Rule 14.6.2.2, to align with Schedule 3A, Part 2, Density Standards (12) Height in Relation to Boundary of the Amendment Act.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
685	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	Canterbury / Westland Branch of Architectural Designers NZ	685.59	Seek Amendment	Amend subclause (c)(i) to, "A boundary with a road where the property boundary across the road is further than ."
23	Linda Barnes		23.6	Seek Amendment	Amend Sunlight Access Qualifying Matter so that sunlight can go lower in the winter months.
502	Kyri Kotzikas		502.4	Seek Amendment	Amend the height in relation to boundary recession plane to 45 degrees from 3m at the southern boundary. Allow non-compliances with this standard to be notified to adjacent properties.
673	Anne Ott		673.3	Seek Amendment	Amend the recession planes to ensure that they meet the Australian standard and ensure at least 2 hours of sunlight a day.
61	Geoffrey Banks for Victoria Neighbourhood Association (VNA)	Victoria Neighbourhood Association (VNA)	61.41	Seek Amendment	Amend Section 14.6.2.2 (c), subclause iv by including the following sentences: "the construction of three or more residential units of a maximum of 14 metres in height, to any part of a building; A. On a northern site boundary as defined by Diagram D; B. On any other site boundary where the directly neighbouring building is already constructed to the full extent allowed by this section 14.6.2.2 (c);; and A.C. Along the first 20 metres of a side boundary measured from the road boundary; or B.D. Within 60% of the site depth, measured from the road boundary, whichever is the lesser. For corner sites, depth is measured from the internal boundaries, that are perpendicular to the road boundary. See Figure 1, below."
220	Martin Snelson		220.5	Seek Amendment	Amend the recession plane angles to maximise sunlight
221	Cynthia Snelson		221.5	Seek Amendment	Amend the recession plane angles to maximise sunlight

No.	Name	Organisation	Point No.	Position	Decision Sought Only
676	Jack Gibbons		676.2	Seek Amendment	c.iv.A - Deepen the allowable building to 21.5m to account for front setbacks (or remove front setbacks)
720	Mitchell Coll		720.29	Seek Amendment	Change the rule so it applies along road boundaries. Amend subclause (c)(i) to, "A boundary with a road where the property boundary across the road is further than (a distance to be determined).
63	Kathleen Crisley		63.78	Seek Amendment	Clarify the impacts on neighbouring properties for sunlight access if a building is set back, as noted, at various heights above 12 metres.
425	Tom King		425.5	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.
61	Geoffrey Banks for Victoria Neighbourhood Association (VNA)	Victoria Neighbourhood Association (VNA)	61.40	Seek Amendment	Delete all words from "unless" from 14.6.2.2.
315	Denis Morgan		315.9	Seek Amendment	Delete the second sentence [in sub-clause a.] of Rule 14.6.2.2 Height in relation to boundary [... Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site, or pedestrian access way.] See over for drawing [on the last page of the submission]
734	Marie Byrne		734.6	Seek Amendment	Increase the height threshold for sunlight recession minimums.
121	Cameron Matthews		121.22	Seek Amendment	Increase the maximum permitted height within the Height in Relation to Boundary exemption in the High Density Residential Zone to 18-21m for the front 20m of a site, for 6-storey enablement in the High Density Residential Zone. Consider retaining 14m permitted height limit for rest of site.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
14	Kathryn Collie		14.2	Seek Amendment	Less restrictive recession plane rules to enable the increased density intended by the Government
414	Jenene Parker		414.4	Seek Amendment	Maximum height limits for residential homes not interfere with sunlight access for neighbours.
14	Kathryn Collie		14.8	Seek Amendment	Prioritise and make an early determination on the recession plane qualifying matter.
100	Mary Clay		100.4	Seek Amendment	Proposed recession planes have the potential to result in poor outcomes that affects access to sunlight and privacy.
205	Graham Robinson for Addington Neighbourhood Association	Addington Neighbourhood Association	205.8	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.
330	John Stackhouse		330.4	Seek Amendment	Recession planes would be applied to the new boundary 6m from the neighbouring MDZ properties.
834	Brendon Liggett for Kainga Ora – Homes and Communities	Kāinga Ora – Homes and Communities	834.219	Seek Amendment	Redraft provisions to improve clarity for plan users and ensure that dimensions referred to in the provision reflects block sizes within the High Density Zone.
189	Matt Edwards		189.3	Seek Amendment	Relevant clause: 14.6.2.2.c.iv. Relax requirements for the removal of recession planes to make it more feasible to developers to build on the front of a site.
676	Jack Gibbons		676.1	Seek Amendment	Remove clause 14.6.2.2.b that requires setbacks in the HRZ zone for parts of the building over 14m

No.	Name	Organisation	Point No.	Position	Decision Sought Only
187	Tom Logan		187.10	Seek Amendment	Remove entirely or relax recession planes for buildings in HRZ.
653	David McLauchlan		653.5	Seek Amendment	Review the recession plane angle to preserve the morning sun.
67	Rachel Davies		67.11	Seek Amendment	Rigid controls should be in place for access to sunlight and privacy along with how much land coverage dwellings can take up on a plot of land
70	Paul Wing		70.5	Seek Amendment	Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.
674	David Ott		674.9	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.
406	Michael Andrews		406.3	Seek Amendment	Seek amendment to the height in relation to boundary rules to ensure ground floors get sunlight all year round.
851	Robert Leonard Broughton		851.3	Seek Amendment	Seek amendment to the qualifying matter [make them more restrictive].
861	Julie Robertson-Steel		861.2	Seek Amendment	Seek amendment to the recession planes because they may still result in no ground-floor sun for over three months of the year if an adjoining property ends up with a three-storey or higher dwelling to the north.
876	Alan Ogle		876.5	Seek Amendment	Seek amendment to the Sunlight Qualifying Matter to be more conservative than proposed.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
736	Hannah Wilson Black		736.2	Seek Amendment	Stronger protections for the sunlight access of neighbouring properties where development may occur.
623	Peter Dobbs		623.10	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.
222	Claire Mulcock for Deans Avenue Precinct Society Inc.	Deans Avenue Precinct Society Inc.	222.7	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.
169	Richard Moylan		169.2	Seek Amendment	Support the sunlight qualifying matter and enhancing it to provide for outdoor washing drying.
337	Anna Melling		337.4	Seek Amendment	That maximum heights be lowered to account for lower sun height further south.
584	Claudia M Staudt		584.8	Seek Amendment	That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary: and, That neighbours along the southern boundaries of any proposed developments that involve non-compliances with height or access to sunlight rules can be notified of the required resource consents and to make submissions.
367	John Bennett		367.19	Seek Amendment	That the recession plane angles be lowered to allow adequate sunlight into ground floor housing units on adjacent sites during mid winter.
580	Darin Cusack		580.4	Seek Amendment	That the Sunlight Qualifying Matter be more conservative than proposed.
272	Caitriona Cameron		272.6	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.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
					- Recession planes and setbacks should be set to 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.
330	John Stackhouse		330.2	Seek Amendment	The submitter requests that where a high-density zone (HDZ) meets medium density zone (MDZ, the boundary) medium density requirements in terms of heights and recession planes should be applied.
644	Fay Brorens		644.5	Seek Amendment	The submitter supports higher density with no specific residential zone identified
61	Geoffrey Banks for Victoria Neighbourhood Association (VNA)	Victoria Neighbourhood Association (VNA)	61.6	Seek Amendment	
199	Joshua Wight		199.2	Support	[Re: 14.6.2.2.c.iv] Support Perimeter-block form-factors encouraged in high-density neighbourhoods – eyes on the street.
918	Geoff Banks		918.8	Support	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council maintain this qualifying matter.
187	Tom Logan		187.3	Support	[Retain 14.6.2.2 c. iv.]
191	Logan Brunner		191.13	Support	[Retain c.iv]
276	Steve Burns		276.4	Support	[Retain sunlight access provisions]

No.	Name	Organisation	Point No.	Position	Decision Sought Only
196	Brian Gillman		196.4	Support	[Retain Sunlight Access Qualifying Matter as proposed]
112	Nikki Smetham		112.8	Support	[Retain Sunlight Access Qualifying Matter]
354	Jason Middlemiss for Waimaero Fendalton-Waimairi-Harewood Community Board	Waimaero Fendalton-Waimairi-Harewood Community Board	354.2	Support	[S]trongly supports the proposed recession planes.
762	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	New Zealand Institute of Architects Canterbury Branch	762.11	Support	[Supports] [s]unlight access qualifying matters
762	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	New Zealand Institute of Architects Canterbury Branch	762.46	Support	[Supports] [s]unlight access qualifying matters
205	Graham Robinson for Addington Neighbourhood Association	Addington Neighbourhood Association	205.30	Support	Encourage intensification while considering the potential loss of amenity for existing house owners.
67	Rachel Davies		67.2	Support	Retain and increase the Sunlight Access qualifying matter.
63	Kathleen Crisley		63.29	Support	Retain provisions in relation to recession planes in final plan decision.

No.	Name	Organisation	Point No.	Position	Decision Sought Only
89	Andrew Evans		89.14	Support	Support provisions as notified.
428	Sarah Wylie		428.2	Support	Support the changes to this standard
55	Tobias Meyer		55.3	Support	Supports provisions as notified.
791	Marie Dysart		791.4	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.
164	James and Adriana Baddeley		164.5	Support	That sunlight access be better protected by further amending the medium/high density southern boundary recession plane to 45° from 3m at the boundary
835	Lynne Lochhead for Historic Places Canterbury	Historic Places Canterbury	835.18	Support	The submitter supports sunlight access being a qualifying matter in the high density zone.

Further Submissions³

6.1A – Application of Qualifying Matters

Primary #	Submission / Relief summary	Further Submission(s)
112.2 Support	Nikki Smetham: [Retain Sunlight Access and Low Public Transport Accessibility Qualifying Matters]	SUPPORT: Christchurch Civic Trust / #FS2037.184
146.1 Support	Julie Kidd: [E]ndorse changes that protect the amount of sunlight buildings are exposed to, at least to a level that is equivalent to the level of exposure of a building in Auckland.	SUPPORT: Christchurch Civic Trust / #FS2037.213
180.2 Support	Josiah Beach: [support the sunlight access QM]	SUPPORT: Christchurch Civic Trust / #FS2037.230
689.73 Support	Environment Canterbury / Canterbury Regional Council: [Retain the following Qualifying Matters as notified]: ... • Sunlight access ...	SUPPORT: Ministry of Justice / #FS2012.3 & 6 Christchurch Civic Trust / #FS2037.1095 Orion New Zealand Limited/ #FS2056.22 Toka Tū Ake EQC / #FS2075.16
		OPPOSE: Kāinga Ora/ #FS2082.433

³ The further submissions have been colour coded to assist the Panel's readability as follows: **Green** – support, **yellow** – amendment sought, and **red** – oppose. It is noted, however, that occasionally the stated position does not match the colour coding. This occurs in instances where, for example, a submission states that it "opposes" the Sunlight Access QM but from the reasoning provided, it is apparent that the submission is opposing intensification generally rather than objecting to the Sunlight Access QM specifically. Such a submission would not be coloured red but rather green or yellow depending on whether changes to the Sunlight Access QM are sought. It is further noted that in almost all instances where a submitter "seeks amendment" the submitter supports the Sunlight Access QM and seeks that a more restrictive approach is applied.

Primary #	Submission / Relief summary	Further Submission(s)
762.9 Support	New Zealand Institute of Architects Canterbury Branch: [Supports] [s]unlight access qualifying matters.	SUPPORT: Christchurch Civic Trust / #FS2037.774
		OPPOSE: Kāinga Ora/ #FS2082.550
780.6 Support	Josie Schroder: Retain 6.10A Sunlight Access Qualifying Matter as notified.	SUPPORT: Christchurch Civic Trust / #FS2037.744
580.2 Seek amendment	Darin Cusack: That the Sunlight Qualifying Matter be more conservative than proposed.	SUPPORT: <ul style="list-style-type: none"> • Christchurch Civic Trust / #FS2037.527 • Riccarton Bush Kilmarnock Residents Association / #FS2062.22
53.2 Oppose	Brighton Observatory of Environment and Economics: [Oppose Sunlight Access Qualifying Matter]	OPPOSE: Christchurch Civic Trust / #FS2037.85
187.5 Oppose	Tom Logan: [Drop the Sunlight Access Qualifying Matter]	SUPPORT: Kāinga Ora / #FS2082.88
351.3 Oppose	Jono de Wit: [D]o[es] not support the sunlight QM.	OPPOSE: Ricceton Bush Kilmarnock Residents Association / #FS2062.51
		SUPPORT: Kāinga Ora/ #FS2082.280
362.7 Oppose	Cynthia Roberts: Opposes the Sunlight Access Qualifying Matter.	OPPOSE: Christchurch Civic Trust / #FS2037.450
374.7 Oppose	Michael Redepenning: [Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.483
375.7 Oppose	Aidan Ponsonby: [Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.486
507.5 Oppose	Paul Young: [Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.509

Primary #	Submission / Relief summary	Further Submission(s)
658.3 Oppose	Ben Thorpe: [O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	SUPPORT: Christchurch Civic Trust / #FS2037.1188
859.7 Oppose	Ministry of Housing and Urban Development: That the following qualifying matters are deleted and the appropriate underlying zoning is applied:b. Sunlight Access ...	OPPOSE: <ul style="list-style-type: none"> • Christchurch Civic Trust / #FS2037.1224 • Christchurch International Airport Limited / #FS2052.93 • New Zealand Airports Association / #FS2071.40 • Group of Neighbours / #FS2074.120
		SEEK AMENDMENT: <ul style="list-style-type: none"> • Miles Premises Ltd / #FS2050.23 • Rachel Sanders & Neighbours/ #FS2098.16
		SUPPORT: <ul style="list-style-type: none"> • Andrew McCarthy / #FS2081.24

14.5.2.6 – MRZ Height in relation to boundary

Primary #	Submission / Relief summary	Further Submission(s)
67.1 Support	Rachel Davies: Retain and increase the Sunlight Access qualifying matter.	SUPPORT: Christchurch Civic Trust / #FS2037.135
70.3 Seek amendment	Paul Wing: Seek amendment to ensure recession planes protect existing residential properties from negative impact of new multi-storey builds.	SUPPORT: Christchurch Civic Trust / #FS2037.144
82.4 Support	Naretta Berry: Retain all provisions in PC14 which enable sunlight access to be assessed as a qualifying matter in site development in the Medium Density Residential Zone.	OPPOSE: Brighton Observatory of Environment and Economics / #FS2092.5
169.1	Richard Moylan:	SUPPORT:

Primary #	Submission / Relief summary	Further Submission(s)
Seek amendment	Support the sunlight qualifying matter and enhancing it to provide for outdoor washing drying.	Christchurch Civic Trust / #FS2037.228
205.29 Support	Addington Neighbourhood Association: Encourage intensification while considering the potential loss of amenity for existing house owners.	OPPOSE: Kāinga Ora / #FS2082.149
354.1 Support	Waimāero Fendalton-Waimairi-Harewood Community Board: [S]trongly supports the proposed recession planes.	SUPPORT: Christchurch Civic Trust / #FS2037.442
762.10 Support	New Zealand Institute of Architects Canterbury Branch: [Supports] [s]unlight access qualifying matters.	SUPPORT: Christchurch Civic Trust / #FS2037.775
		OPPOSE: Kāinga Ora / #FS2082.551
835.17 Support	Historic Places Canterbury: The submitter supports sunlight access being a qualifying matter in the medium density zone.	SUPPORT: Christchurch Civic Trust / #FS2037.604 & 702
14.1 Seek amendment	Kathryn Collie: Less restrictive recession plane rules to enable the increased density intended by the Government.	OPPOSE: Christchurch Civic Trust / #FS2037.50
55.2 Support	Tobias Meyer: Support provisions as notified. I don't mind the adjusted limit for the south border, but leave the other sides. Otherwise development is severely affected. Allow north and east/west to be according to MDRS at least. Also perimeter blocks make more sense for good development so make the allowable envelope higher/remove for front of property: even if just for less of front 12m or 40% of property.	OPPOSE: Christchurch International Airport Limited/ #FS2052.16
61.8 Seek amendment	Victoria Neighbourhood Association (VNA): Amend 14.5.2.6 by requiring that Sunlight Access Qualifying Matter applies as an upper limit of shading for developments.	SUPPORT: <ul style="list-style-type: none"> Christchurch Civic Trust / #FS2037.98 Cambridge 137 Limited / #FS2042.11
121.20 Seek amendment	Cameron Matthews: Waive HIRTB [height in relation to boundary] recession plane for parts of building in front 20m of a site (optionally for the rest of the site)	OPPOSE: Christchurch International Airport Limited / #FS2052.210

Primary #	Submission / Relief summary	Further Submission(s)
	also) which are setback by more than around 3-5m from side/rear boundaries.	
188.4 Seek amendment	Riccarton Bush – Kilmarnock Residents' Association: [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.	<p>SUPPORT:</p> <ul style="list-style-type: none"> • Tony Dale / #FS2036.4 • Christchurch Civic Trust / #FS2037.241 • Christchurch International Airport Limited/ #FS2052.289 • Robert Broughton / #FS2083.35 & 36 <p>OPPOSE:</p> <ul style="list-style-type: none"> • Ryman Healthcare Limited / #FS2063.25 • Retirement Village Association of New Zealand Incorporated / #FS2064.24 • Kāinga Ora / #FS2082.95
205.7 Seek amendment	Addington Neighbourhood Association: 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.	<p>OPPOSE:</p> <ul style="list-style-type: none"> • Ryman Healthcare Limited / #FS2063.30 • Retirement Village Association of New Zealand Incorporated / #FS2064.29 • Kāinga Ora / #FS2082.127
222.6 Seek amendment	Deans Avenue Precinct Society Inc.: Support the proposal to add a Qualifying Matter that would better allow sunshine to reach neighbouring properties, especially in the winter.	<p>SUPPORT:</p> <p>Christchurch Civic Trust / #FS2037.310</p>
222.9 Oppose	Deans Avenue Precinct Society Inc.: Oppose any reduction of sunlight because the recession plane rules, as proposed, allow less sunlight than the existing rules, and should therefore, not be further reduced.	<p>SUPPORT:</p> <p>Christchurch Civic Trust / #FS2037.309</p>
272.4 Seek amendment	Caitriona Cameron: The proposal should increase protection of sunlight access to maximise liveability features in new developments.	<p>SUPPORT:</p> <p>Christchurch Civic Trust / #FS2037.388</p>
301.4	Shayne Andreasend:	<p>SUPPORT:</p>

Primary #	Submission / Relief summary	Further Submission(s)
Seek amendment	Restore the 35 degree southern boundary recession plane in the Medium Density Residential Standards rules, as even 50 degrees is too harsh for the Christchurch winter.	Christchurch Civic Trust / #FS2037.410
485.3 Oppose	John Buckler: Oppose height in relation to boundary rules, seeks to preserve current sunlight.	SUPPORT: Brighton Observatory of Environment and Economics / #FS2092.18
685.35 Seek amendment	Canterbury / Westland Branch of Architectural Designers NZ: [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]	SUPPORT: Christchurch Civic Trust / #FS2037.1139 OPPOSE: Kāinga Ora / #FS2082.379
685.37 Seek amendment	Canterbury / Westland Branch of Architectural Designers NZ: Add a subclause to (b) reading, “the upper 50% of a gable roof, measured vertically”, with an appropriate illustration.	SUPPORT: Christchurch Civic Trust / #FS2037.1141 OPPOSE: Kāinga Ora / #FS2082.381
685.38 Seek amendment	Canterbury / Westland Branch of Architectural Designers NZ: Amend subclause (b)(i) to: “A boundary with a road where the property boundary across the road is further than X.	SUPPORT: Christchurch Civic Trust / #FS2037.1142 OPPOSE: Kāinga Ora / #FS2082.382
55.3 Support	Tobias Meyer: Support provisions as notified. I don’t mind the adjusted limit for the south border, but leave the other sides. Otherwise development is severely affected. Allow north and east/west to be according to MDRS at least. Also perimeter blocks make more sense for good development so make the allowable envelope higher/remove for front of property: even if just for less of front 12m or 40% of property.	OPPOSE: Christchurch International Airport Limited/ #FS2052.166
876.4 Seek amendment	Alan and Robyn Ogle: Seek amendment to the Sunlight Qualifying Matter to be more conservative than proposed.	SUPPORT: Robert Broughton / #FS2083.12
2076.15	Ian Cumberpatch Architects Ltd:	OPPOSE:

Primary #	Submission / Relief summary	Further Submission(s)
Seek amendment	To ensure the amenity of Residential Suburban, Residential Suburban Density Transition or Residential Hills sites that abut MRZ zones, the more restrictive recession planes should apply along the shared boundary of the MRZ site.	Kainga Ora - Homes and Communities/ #FS2099.27
2076.16 Seek amendment	Ian Cumberpatch Architects Ltd: Amend subclause (c)(i) to, "A boundary with a road where the property boundary across the road is further than X.	OPPOSE: Kainga Ora - Homes and Communities/ #FS2099.28
2076.59 Seek amendment	Ian Cumberpatch Architects Ltd: Add a subclause to (b) reading, "the upper 50% of a gable roof, measured vertically", with an appropriate illustration to remove ambiguity.	OPPOSE: Kainga Ora - Homes and Communities/ #FS2099.71
12.1 Oppose	Guy and Anna Parbury: [Remove sunlight access qualifying matter]	OPPOSE: Christchurch Civic Trust / #FS2037.45
		SUPPORT: Kāinga Ora / #FS2082.1
72.6 Oppose	Rosemary Neave: Remove the Sunlight Access Qualifying Matter from the proposed District Plan.	OPPOSE: Christchurch Civic Trust / #FS2037.151
121.4 Oppose	Cameron Matthews: Requests removal of the Sunlight Access Qualifying Matter.	OPPOSE: Christchurch International Airport Limited/ #FS2052.194
		SUPPORT: Andrew McCarthy / #FS2081.2
191.14 Oppose	Logan Brunner: [Remove proposed QM Sunlight Access]	OPPOSE: Christchurch Civic Trust / #FS2037.266
233.7 Oppose	Paul Clark: Oppose [Sunlight Access Qualifying Matter].	OPPOSE: Christchurch Civic Trust / #FS2037.323
261.7 Oppose	Maia Gerard: Opposes the Sunlight Access Qualifying Matter.	OPPOSE: Christchurch Civic Trust / #FS2037.360

Primary #	Submission / Relief summary	Further Submission(s)
264.7 Oppose	Aaron Tily: [Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.363
265.7 Oppose	John Bryant: [Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.366
266.7 Oppose	Alex Hobson: [Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.369
267.7 Oppose	Justin Muirhead: [Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.372
268.7 Oppose	Clare Marshall: [Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.375
269.7 Oppose	Yvonne Gilmore: [Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.378
270.7 Oppose	Rob Harris: [Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.381
342.6 Oppose	Adrien Taylor: [Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.427
345.7 Oppose	Monique Knaggs: [Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.431
346.7 Oppose	George Laxton: [Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.435

Primary #	Submission / Relief summary	Further Submission(s)
347.7 Oppose	Elena Sharkova: [Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.438
350.5 Oppose	Felix Harper: [Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.440
361.4 Oppose	James Gardner: [Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	SUPPORT: Kāinga Ora/ #FS2082.295
366.7 Oppose	Olivia Doyle: [Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.462
372.7 Oppose	Julia Tokumarū: [Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.477
271.7 Oppose	Pippa Marshall: [S]eek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.384
273.7 Oppose	Ian Chesterman: [S]eek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.394
274.7 Oppose	Robert Fleming: [S]eek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.397
362.5 Oppose	Cynthia Roberts: Opposes the Sunlight Access Qualifying Matter.	OPPOSE: Christchurch Civic Trust / #FS2037.449
370.7 Oppose	Simon Fitchett: [O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.471
373.7 Oppose	Mark Stringer: [O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.480

Primary #	Submission / Relief summary	Further Submission(s)
658.8 Oppose	Ben Thorpe: [O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	SUPPORT: Christchurch Civic Trust / #FS2037.1193
719.7 Oppose	Andrew Cockburn: Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.582
718.7 Oppose	Gareth Holler: I oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.578
811.58 Seek amendment	Retirement Villages Association of New Zealand Inc: [seeks to apply MDRS recession planes]	SUPPORT: Summerset Group Holdings Limited / #FS2097.53
834.76 Oppose	Kāinga Ora – Homes and Communities: Delete the Sunlight Access qualifying matter and all associated provisions.	SUPPORT: <ul style="list-style-type: none"> • Catholic Diocese of Christchurch / #FS2044.48 • Carter Group Limited / #FS2045.50 & 51 • LMM Investments 2012 Limited / #FS2049.24 • Andrew McCarthy / #FS2081.14
		OPPOSE: Christchurch International Airport Limited / #FS2052.17
834.77 Oppose	Kāinga Ora – Homes and Communities: Delete the Sunlight Access qualifying matter and all associated provisions.	SUPPORT: Andrew McCarthy / #FS2081.15
834.187 Oppose	Kāinga Ora – Homes and Communities: Delete and replace with MDRS provision.	SUPPORT: LMM Investments 2012 Limited / #FS2049.106
859.2 Oppose	Ministry of Housing and Urban Development: That the Sunlight Access Qualifying Matter is deleted.	OPPOSE: Christchurch Civic Trust / #FS2037.1219
		SUPPORT: Andrew McCarthy / #FS2081.25

14.6.2.2 – HRZ Height in relation to boundary

Primary #	Submission / Relief summary	Further Submission(s)
187.3 Support	Tom Logan: [Retain 14.6.2.2 c. iv.] The removal of recession planes for buildings below 14 m within the HRZ, provided the building is within 20 m (or 60% of site depth) of the front boundary, is a positive change.	SUPPORT: Kāinga Ora / #FS2082.86
205.30 Support	Addington Neighbourhood Association: Encourage intensification while considering the potential loss of amenity for existing house owners.	OPPOSE: Kāinga Ora / #FS2082.150
762.11 Support	New Zealand Institute of Architects Canterbury Branch: [Supports] [s]unlight access qualifying matters.	SUPPORT: Christchurch Civic Trust / #FS2037.776
		OPPOSE: Kāinga Ora / #FS2082.552
762.46 Support	New Zealand Institute of Architects Canterbury Branch: [Supports] [s]unlight access qualifying matters.	SUPPORT: Christchurch Civic Trust / #FS2037.811
		OPPOSE: Kāinga Ora / #FS2082.570
835.18 Support	Historic Places Canterbury: The submitter supports sunlight access being a qualifying matter in the high density zone.	SUPPORT: Christchurch Civic Trust / #FS2037.1371 & 703
52.1 Seek amendment	Gavin Keats: Amend 14.6.2.2 to require high density six story housing does not rob neighbours on the Southside of winter sun.	SUPPORT: Christchurch Civic Trust / #FS2037.81
61.6 Seek amendment	Victoria Neighbourhood Association (VNA): [modify rule to reference specific appendix and further modify exemptions]	OPPOSE: Winton Land Limited / #FS2029.18
		SUPPORT: Christchurch Civic Trust / #FS2037.97
61.9	Victoria Neighbourhood Association (VNA):	OPPOSE:

Primary #	Submission / Relief summary	Further Submission(s)
Seek amendment	Amend 14.6.2.2 by requiring that Sunlight Access Qualifying Matter applies as an upper limit of shading for developments.	<ul style="list-style-type: none"> Winton Land Limited / #FS2029.19 Cambridge 137 Limited / #FS2042.12
61.38 Seek amendment	Victoria Neighbourhood Association (VNA): Amend 14.6.2.2 by including a reference to the proposed Diagram E in Appendix 14.15.2.	OPPOSE: <ul style="list-style-type: none"> Winton Land Limited / #FS2029.20 Cambridge 137 Limited / #FS2042.23 Kāinga Ora / #FS2082.31
61.40 Seek amendment	Victoria Neighbourhood Association (VNA): Delete all words from “unless” from 14.6.2.2.	OPPOSE: <ul style="list-style-type: none"> Winton Land Limited / #FS2029.21 Kāinga Ora / #FS2082.33
61.41 Seek amendment	Victoria Neighbourhood Association (VNA): [further modification of the perimeter block exemption to add further restrictions]	OPPOSE: <ul style="list-style-type: none"> Winton Land Limited / #FS2029.22 Cambridge 137 Limited / #FS2042.25 Kāinga Ora / #FS2082.34
61.53 Oppose	Victoria Neighbourhood Association (VNA): Retain recession planes as set out in the operative District Plan.	OPPOSE: Winton Land Limited / #FS2029.23 SUPPORT: Christchurch Civic Trust / #FS2037.124
63.90 Seek amendment	Kathleen Crisley: Seek clarification of effects on neighbouring sites arising from compliance with 14.6.2.2(b).	SUPPORT: University of Canterbury / #FS2032.23
188.5 Seek amendment	Riccarton Bush – Kilmarnock Residents' Association: [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.	SUPPORT: <ul style="list-style-type: none"> Tony Dale / #FS2036.5 Christchurch Civic Trust / #FS2037.243 Christchurch International Airport Limited/ #FS2052.290 OPPOSE: <ul style="list-style-type: none"> Ryman Healthcare Limited / #FS2063.26 Retirement Village Association of New Zealand Incorporated / #FS2064.25 Kāinga Ora / #FS2082.96

Primary #	Submission / Relief summary	Further Submission(s)
205.8 Seek amendment	Addington Neighbourhood Association: 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.	OPPOSE: <ul style="list-style-type: none"> Ryman Healthcare Limited / #FS2063.31 Retirement Village Association of New Zealand Incorporated / #FS2064.30 Kāinga Ora / #FS2082.128
272.6 Seek amendment	Caitriona Cameron: The proposal should increase protection of sunlight access to maximise liveability features in new developments.	SUPPORT: Christchurch Civic Trust / #FS2037.389
625.11 Seek amendment	Pamela-Jayne Cooper: [That b. is deleted] Because of no recession plane requirement for buildings over 12m. The setback alone is unlikely to provide sufficient access to sunlight for neighbouring properties.	SUPPORT: Christchurch Civic Trust / #FS2037.1211
638.11 Seek amendment	Central Riccarton Residents' Association Inc: [Remove exemptions and amend recession plane to provide more sunlight access]	OPPOSE: Kāinga Ora / #FS2082.338
685.58 Seek amendment	Canterbury / Westland Branch of Architectural Designers NZ: Add a subclause to (b) reading, "the upper 50% of a gable roof, measured vertically", with an appropriate illustration.	SUPPORT: Christchurch Civic Trust / #FS2037.1162
		OPPOSE: Kāinga Ora / #FS2082.403
685.59 Seek amendment	Canterbury / Westland Branch of Architectural Designers NZ: Amend subclause (c)(i) to: "A boundary with a road where the property boundary across the road is further than X.	SUPPORT: Christchurch Civic Trust / #FS2037.1163
		OPPOSE: Kāinga Ora / #FS2082.404
876.5 Seek amendment	Alan and Robyn Ogle: Seek amendment to the Sunlight Qualifying Matter to be more conservative than proposed.	SUPPORT: Robert Broughton / #FS2083.13
2076.37 Seek amendment	Ian Cumberpatch Architects Ltd:	OPPOSE: Kainga Ora - Homes and Communities / #FS2099.49

Primary #	Submission / Relief summary	Further Submission(s)
	Add a subclause to (b) reading, “the upper 50% of a gable roof, measured vertically”, with an appropriate illustration to remove ambiguity.	
2076.38 Seek amendment	Ian Cumberpatch Architects Ltd: Amend subclause (c)(i) to, “A boundary with a road where the property boundary across the road is further than X.	OPPOSE: Kainga Ora - Homes and Communities / #FS2099.50
12.2 Oppose	Guy and Anna Parbury: [Remove sunlight access qualifying matter]	OPPOSE: Christchurch Civic Trust / #FS2037.46 SUPPORT: Kāinga Ora / #FS2082.2 & 6
72.7 Oppose	Rosemary Neave: Remove the Sunlight Access Qualifying Matter from the proposed District Plan.	OPPOSE: Christchurch Civic Trust / #FS2037.152
121.5 Oppose	Cameron Matthews: Opposes the sunlight access qualifying matter.	OPPOSE: <ul style="list-style-type: none"> • Ivan Thomson / #FS2047.6 • Christchurch International Airport Limited/ #FS2052.195 • Brighton Observatory of Environment and Economics/ #FS2092.6
191.15 Oppose	Logan Brunner: [Remove proposed QM Sunlight Access]	OPPOSE: Christchurch Civic Trust / #FS2037.267
361.5 Oppose	James Gardner: [Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	SUPPORT: Kāinga Ora/ #FS2082.296 OPPOSE: Christchurch Civic Trust / #FS2037.446
363.7 Oppose	Peter Galbraith: [Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.453
365.7 Oppose	Peter Galbraith:	OPPOSE: Christchurch Civic Trust / #FS2037.459

Primary #	Submission / Relief summary	Further Submission(s)
	[Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	
505.7 Oppose	Jarred Bowden: [O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.505
507.7 Oppose	Paul Young: [Regarding the Sunlight Access Qualifying Matter] seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.505
514.7 Oppose	Ann Vanschevensteen: The council drop the Sunlight Access Qualifying Matter.	OPPOSE: Christchurch Civic Trust / #FS2037.516
519.17 Oppose	James Carr: [O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.524
551.12 Oppose	Henry Seed: Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	OPPOSE: Brighton Observatory of Environment and Economics/ #FS2092.19
552.11 Oppose	David Moore: Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	OPPOSE: Brighton Observatory of Environment and Economics/ #FS2092.20
658.7 Oppose	Ben Thorpe: [O]ppose the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	SUPPORT: Christchurch Civic Trust / #FS2037.1192
717.1 Oppose	Jonty Coulson: Oppose the Sunlight Access Qualifying Matter and seek that the council drop this qualifying matter.	OPPOSE: Brighton Observatory of Environment and Economics/ #FS2092.22
721.7 Oppose	Ethan Pasco: [O]ppose[s] the Sunlight Access Qualifying Matter...seek[s] that the council drop this qualifying matter.	OPPOSE: Christchurch Civic Trust / #FS2037.586
811.70	Retirement Villages Association of New Zealand Inc:	SUPPORT:

Primary #	Submission / Relief summary	Further Submission(s)
Seek amendment	[seeks to apply the MDRS recession plane]	Summerset Group Holdings Limited / #FS2097.64
814.173 Seek amendment	Carter Group Limited: [seeks to apply the MDRS recession plane]	SUPPORT: Winton Land Limited / #FS2029.24 SEEK AMENDMENT: Kāinga Ora / #FS2082.1003
823.139 Oppose	The Catholic Diocese of Christchurch: [seeks to apply the MDRS recession plane]	SUPPORT: <ul style="list-style-type: none"> • Winton Land Limited / #FS2029.25 • Carter Group Limited / #FS2045.312 OPPOSE: Christchurch Civic Trust / #FS2037.1371 SEEK AMENDMENT: Kāinga Ora / #FS2082.1155
834.77 Oppose	Kāinga Ora – Homes and Communities: Delete the Sunlight Access qualifying matter and all associated provisions.	SUPPORT: <ul style="list-style-type: none"> • Winton Land Limited / #FS2029.26 • Catholic Diocese of Christchurch / #FS2044.49 • Carter Group Limited / #FS2045.52 • LMM Investments 2012 Limited / #FS2049.24
859.3 Oppose	Ministry of Housing and Urban Development: That the Sunlight Access Qualifying Matter is deleted.	OPPOSE: Christchurch Civic Trust / #FS2037.1220 SUPPORT: <ul style="list-style-type: none"> • Andrew McCarthy / #FS2081.26 • Winton Land Limited / #FS2029.27

**BEFORE INDEPENDENT HEARING COMMISSIONERS
IN CHRISTCHURCH**

TE MAHERE Ā-ROHE I TŪTOHUA MŌ TE TĀONE O ŌTAUTAHI

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the hearing of submissions on Plan Change 14 (Housing and Business Choice) to the Christchurch District Plan

**SUPPLEMENTARY STATEMENT OF EVIDENCE / SECTION 42A REPORT OF
HOLLY ELIZABETH GARDINER ON BEHALF OF CHRISTCHURCH CITY
COUNCIL**

Dated: 15 September 2023

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INTRODUCTION

1. My full name is **Holly Elizabeth Gardiner**. I am employed as a Policy Planner by the Christchurch City Council (the **Council**).
2. I prepared a section 42A report, dated 11 August 2023, on behalf of the Council in respect of Plan Change 14 to the Christchurch District Plan (the **District Plan; PC14**). My section 42A report addressed submission points relating to the City Centre Zone, Central City Mixed Use Zone and the Central City Mixed Use (South Frame) Zone.
3. The Independent Hearings Panel, in its minute 5 dated 23 August 2023, asked the Council to prepare and file a supplementary section 42A report addressing three submissions that had not been included or accurately summarised in the Council's summary of submissions (and any further submissions on those three submissions), namely those of:
 - (a) Teewah Holdings Limited (submission #2108);
 - (b) Mr Tobias Meyer (submission #55); and
 - (c) Wigram Lodge (2001) Limited, Ms Elizabeth Harris and Mr John Harris (submission #817).
4. The re-zoning request by Submitter #817 relates to the site at 152-158 Peterborough Street and 327-333 Manchester Street from High Density Residential to Central City Mixed Use, and is relevant to my section 42A report. I have therefore prepared this supplementary statement / report in respect of this submission point.
5. One further submission on submission #817 was received from the University of Canterbury Student Association (FS #2109). However, this relates only to submission point 817.3 regarding the intensification of urban form to provide for additional development capacity which is not relevant to the subject of my section 42A report. I note, however, that the matters raised in both this submission point and the relief sought have been addressed in the section 32 Report – Commercial and Industrial, and section 42A Reports by Mr Willis (from paragraph 58), Mr Kleynbos (from paragraph 6.1.39), and Ms Oliver (section 10). I therefore do not provide any further comment on this further submission in this supplementary evidence / report.

6. In preparing this evidence / report I have:
 - (a) read the three above submissions and the further submission referred to within this evidence / report; and
 - (b) considered the material contained within relevant section 42A reports.
7. I am authorised to provide this evidence on behalf of the Council.
8. By way of an overall summary, the re-zoning request raised in submission #817 has been addressed within my earlier section 42A report and I maintain my position that the re-zoning of 152-158 Peterborough Street and 327-333 Manchester Street as sought by the submitter be rejected.

Qualifications and experience

9. My qualifications and experience are set out at paragraphs 2.1.2 and 2.1.3 of my section 42A report.

Code of conduct

10. While this is a Council hearing, I have read the Code of Conduct for Expert Witnesses (contained in the 2023 Practice Note) and agree to comply with it. Except where I state I rely on the evidence of another person, I confirm that the issues addressed in this statement / report are within my area of expertise, and I have not omitted to consider material facts known to me that might alter or detract from my expressed opinions. I confirm that, while I am employed by the Council, the Council has agreed to me providing this evidence / report in accordance with the Code of Conduct.

REZONING OF 152-158 PETERBOROUGH STREET & 327-333 MANCHESTER STREET

11. Wigram Lodge (2001) Limited (Elizabeth Harris and John Harris), referred to in this evidence as **Wigram Lodge (2001) Limited**, has sought that their site at 152-158 Peterborough Street and 327-333 Manchester Street be rezoned from Residential Central City to Central City Mixed Use.
12. In Appendix B of my section 42A report dated 11 August 2023, I considered the submission and relief sought by Wigram Lodge (2001) Limited and recommended that the relief sought be rejected.

13. In summary, it is my view that the rezoning request falls outside the scope of PC14 as no changes are proposed to the spatial extent of zoning in the Central City. Further, in terms of the merits of the relief sought, I consider that amending the zoning of the subject site to Central City Mixed Use would interrupt the residential zoning pattern and land uses sought in this area. In addition, modelling completed by Dr Dyason¹ and peer reviewed by Dr Lees² demonstrates that prior to the changes proposed by PC14 there is a surplus of land available for commercial development in the Central City and therefore no need for the subject site to be rezoned.

CONCLUSION

14. In considering this submission point I am satisfied that, for the reasons provided in my section 42A report, the recommendations made in my section 42A report remain an appropriate response to submissions and give effect to the relevant requirements of the Resource Management Act 1991 and the NPS-UD 2020. My recommendations therefore remain unchanged, and I recommend that the submission seeking re-zoning of 152-158 Peterborough Street and 327-333 Manchester Street be rejected.

Date: 15 September 2023

Holly Gardiner

¹ Appendix 5 – Business Land Capacity Assessment for Central City – Lincoln University https://www.ccc.govt.nz/assets/Documents/The-Council/Plans-Strategies-Policies-Bylaws/Plans/district-plan/Proposed-changes/2023/PC14/Section-32-Appendices-1/Technical-Report_Central-City-Land-Demand-Capacity-Report-VERSION-1.PDF

² Dr Kirdan Lees - Statement of Evidence – Economic Demand <https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/34-Dr-Kirdan-Lees-Statement-of-evidence-final.PDF>