

**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

**MEMORANDUM OF COUNSEL FOR CHRISTCHURCH CITY COUNCIL
REGARDING MAPPING CLARIFICATIONS SOUGHT**

23 August 2024

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MAY IT PLEASE THE INDEPENDENT HEARINGS PANEL:

1. Christchurch City Council (**Council**) again thanks the Panel for promptly clarifying its recommendations on Plan Change 14 (**PC14**), through its minutes 50 and 51 (and associated materials).
2. The purpose of this memorandum is to:
 - (a) outline the mapping process undertaken by Council officers;
 - (b) provide an internet link to the mapping undertaken by Council officers in light of the Panel's recommendations;
 - (c) respectfully request that the Panel:
 - (i) cross-check and confirm that the mapping changes accurately reflect the Panel's recommendations; and
 - (ii) clarify matters outlined in the table in the **Appendix 1** to this memorandum as part of that mapping cross-checking and confirmation exercise.

The mapping process

3. Council planning officers and GIS technicians have sought to implement the mapping directions the Panel has provided in its recommendations, including:
 - (a) the Panel's rezoning recommendations in Appendix H, Part 8 of the Panel's recommendations (**Rezoning Recommendations**); and
 - (b) the Panel's mapping directions in Appendix I, Part 8 of the Panel's recommendations (**Mapping Directions**).
4. This was done by using the Council's Right of Reply mapping¹ as a base, and then making further changes pursuant to the Panel's Rezoning Recommendations and Mapping Directions.
5. Council officers have prepared a bespoke tracking table that combines the Panel's Rezoning Recommendations and Mapping Directions that required further changes beyond the Council's Right of Reply mapping. The tracking tables are provided in **Appendices 2 and 3** to this memorandum; the tracking table in **Appendix 2** addresses Mapping Directions, and the tracking table in **Appendix 3** addresses Rezoning Recommendations.

¹ The Right of Reply mapping can be viewed at the following [internet link](#), which is publicly accessible.

6. With regard to the Rezoning Recommendations, the tracking table only includes those specific areas and addresses submissions where the Panel's recommended zoning is different to Council's Right of Reply mapping. Submissions seeking rezoning of broad areas which the Panel has already addressed in Parts 1 to 4 of its recommendations have not been included in the tracking table (e.g. broad rezonings in and around centres).
7. Council officers have also undertaken a detailed evaluation of the Panel's direction to apply Medium Density Residential Zones (**MRZ**) within a 200m walking distance from the centre of all Local Centre Zones (**LCZ**). In summary, the evaluation involved the following exercise:
 - (a) Define the centre of all LCZ-zoned areas and run a geospatial walking catchment analysis from these points at a distance of 200m. The spatial output has been included in mapping and is illustrated in a simple form. The model first identifies 200m nodal points along public roads, footpaths and open spaces, and then marks those as end points. The model then connects those nodal end points together to generate a polygon shape.
 - (b) The second exercise is to then analyse sites within the polygon catchments relative to nodal end points to ensure the catchment provides a real representation of the walking catchment. This required an evaluation of where parcels have a legal access onto roads to not artificially increase or decrease the overall area.
 - (c) Applying the above, a new "Policy 3 MRZ catchment" layer was created to demonstrate where the MRZ Policy 3(d) catchment would be applied, relative to parcel boundaries. This defines the extent of MRZ under a 'Policy 3 and 4 only' decision, as per the *Gazette* notice.²
 - (d) The above process has not been undertaken for those areas where the Panel's recommendation has been to retain operative zoning due to scope or application of a qualifying matter (**QM**). For example, in the Lyttelton Township the Panel recommended the retention of the operative Lyttelton Character Area (subject to removed sites). As the Character Area surrounds the commercial centre, the LCZ recommendation has no influence as a 200m catchment falls within the Character Area extent. The same applies to New Brighton, Redcliffs,

² A copy of the *Gazette* notice is in Appendix 1 to the [Memorandum of Counsel for Christchurch City Council regarding Gazette Notice and matters arising in Week 9 of the hearing dated 19 April 2024](#).

and Sumner due to the influence of Coastal Hazard Management Area (**CHMA**) and Tsunami Management Area (**TMA**).

8. The Council previously sought clarification from the Panel on the applicable Policy 3 catchment from Neighbourhood Centre Zones (**NCZ**). In Minute 51³ and Addendum to Part 3⁴ the Panel did not specify a policy 3 geographical catchment area around the NCZ, stating that MRZ is a commensurate response adjacent to those centres. On the basis of the Panel's response, Council officers will proceed on the understanding that there are no identified Policy 3 and 4 catchments around NCZs. Accordingly, if the Council determines it will make an initial decision covering only Policy 3 and 4 areas (as per the *Gazette* notice), the understanding is that the NCZ itself would be included, with surrounding zoning being held as per the operative District Plan until the remainder of PC14 is decided on.

Access to mapping

9. The above exercise has resulted in online mapping which represents Council officers' interpretation of the mapping changes directed by the Panel. The online mapping is available at the following internet link, which is publicly accessible: [PC14 IHP recommendation – Draft Council Mapping \(23 August 2024\)](#).
10. The online mapping has been created to display all changes reflected in the **Appendices 2 and 3**. The online mapping enables full interactive functionality and address searching as means to enable the Panel to efficiently consider and verify mapping changes.
11. The online mapping utilises various layers to demonstrate Council officers' interpretation of the Panel's recommendations. The operative zoning layer is used beneath the PC14 zoning layer, with the latter 'cut' where the Panel has recommended the retention of operative zoning. Above the zone layers, several layers represent QMs, with larger QM extents identified as an individual layer to more easily manage these. A separate layer is provided for Precincts. A legend describes the name of all layers, with the ability to click on parcels and see all layers that relate to the site; this requires clicking through the different layer descriptions on the bottom right of the dialogue box that appears (it is inclusive of the operative zone layer).

³ [Minute 51](#), at page 24, question 20.

⁴ [Addendum to Part 3 of Recommendations Report in relation to Wind Assessments for TCZ, North Halswell, Belfast/Northwood and Sydenham Catchments](#), at paragraphs [16] to [17].

12. The address search function, legend, and layer list are all accessible on the top right of the mapping screen.

Clarification sought

13. The Council respectfully requests that the Panel:
- (a) cross-check and confirm that the mapping changes accurately reflect the Panel's recommendations; and
 - (b) clarify matters outlined in the table in the **Appendix 1** to this memorandum as part of the mapping cross-checking and confirmation exercise.

Dated: 23 August 2024



D G Randal / C O Carranceja
Counsel for Christchurch City Council

APPENDIX 1 – Mapping clarifications:

#	Key Theme	Chapter/ Provision	Map/s	IHP Recommendation Part #	Matter for IHP clarification
1.	Belfast/Northwood catchment	-	Yes	Appendix I – Table 2, entry #6 (30 July Recommendation) IHP Addendum to Part 3, 15 August 2024, [13]	In the IHP's 30 July Recommendation it accepted that MRZ should only proceed for the specific sites that had been recommended to be removed from the LCIP Catchment (Appendix I – Table 2, entry #6). Part 3 of the recommendation was updated on 15 August 2023 to continue to state that the <u>notified</u> LCIP catchment should be used to apply HRZ. Does the IHP intend that HRZ is applied to the proposed updated catchment of Belfast/Northwood, as per Appendix I – Table 2, entry #6?
2.	North Halswell catchment	-	Yes	Appendix 8.10.4 (30 July Recommendation); IHP Addendum to Part 3, 15 August 2024, [10]	The 15 August Addendum to Part 3 details how the Outline Development Plan in 8.10.4 should be used as the basis for MRZ. Can the IHP please confirm that this means the updated Outline Development Plan extent, as per the 30 July recommendation, rather than the operative Outline Development Plan extent?
3.	TRMA influence on Commercial and Industrial Zones.	-	Yes	IHP Mapping Directions; Part 4 recommendations	Mapping directions for TRMA (Part 4) detail how operative Commercial and Industrial Zones should be retained under specific conditions, relative to the influence of TRMA. However, there are no proposed rules associated with such zones that relate to the TRMA. Retaining the operative zoning for commercial centres would require the reintroduction of the Commercial Core zone in New Brighton without any defined purpose. Can the IHP please confirm this approach and whether an alternative approach may simply be the removal of TRMA from Commercial or Industrial zones?

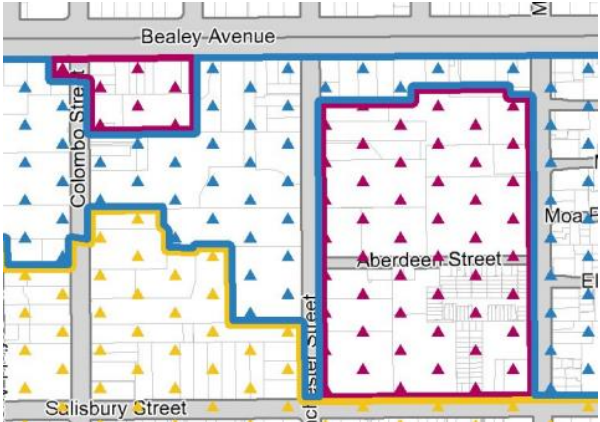
#	Key Theme	Chapter/ Provision	Map/s	IHP Recommendation Part #	Matter for IHP clarification
4.	Recommendation for #172 – Traci Mendiola, 8 Gilders Grove, Hillsborough	-	Yes	Appendix H – Table 1 (p 56) Appendix H – Table 3 (p 124)	The IHP recommends reject for the reasons stated in Part 7, however, Part 7 does not address this. Part of the zone is RH and unaffected by an operative overlay or outline development plan, which the IHP has also recommended should be MRZ. Please clarify.
5.	Recommendations for #272 – Caitriona Cameron, Rattray St Recommendations for #701 – Ian McChesney, Rattray St	-	Yes	Appendix H – Table 2 (p 163) Appendix H – Table 3 (p 12) Appendix H – Table 2 (p 185) Appendix H – Table 3 (p 41)	The IHP recommends rejection of MRZ, however the street lies outside of the HRZ catchment that the IHP has redefined around Riccarton under Part 3 Recommendations. Please clarify.
6.	Recommendations for #795 – Andrew Stevenson, 135 to 185 Wainoni Road and beyond	-	Yes	Appendix H – Table 3 (p 36) Appendix H – Table 4 (p 23)	The submission point appears to be the same as #802 (Anita Moir), which was rejected by the IHP, however this submission has been accepted. Please clarify.
7.	Recommendations for #32 – Guy Mortlock, Block bounded by Creyke Road, Ilam	-	Yes	Appendix H – Table 3 (p 109) Appendix H – Table 4 (p 16)	Appendix H – Table 3 states that this request to retain operative zoning beneath ANIA should be accepted. However, Part 4 has recommended MRZ or HRZ beneath the contour. Please clarify.

#	Key Theme	Chapter/ Provision	Map/s	IHP Recommendation Part #	Matter for IHP clarification
	Road, Wilfrid Street and Barlow Street				
8.	Recommendations for #190 – Ross Boswell, The block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line	-	Yes	Appendix H – Table 3 (p 137)	The IHP recommends accepting the submission in-part, however Part 3 has recommended HRZ over this area. Please clarify.
9.	Recommendations for #153 – Susan Peake, Papanui Living Streets (including Grants Road, Gambia, Mary, Proctor, Frank, Wyndham, Loftus and Horner Streets)	-	Yes	Appendix H – Table 3 (p 159)	The IHP recommends the submission point is accepted in-part. However, all these streets appear to be within the HRZ catchment the IHP have defined for Papanui under Part 3 Recommendations. Please clarify.
10.	Recommendations for #242 – Sandamali Ambepitiya for Property Council New Zealand, Areas immediately surrounding the central city.	-	Yes	Appendix H – Table 2 (p 6)	The IHP recommends that operative RCC area is re-zoned to HRZ (10-storey). However, recommendations are to accept the Residential Central City Precinct (RCCP) at 12-storeys, as per Council Right of Reply and the rezoning of RCC to HRZ with 22m (6-storeys) enabled outside of the RCCP and within the city centre walking catchment the IHP have defined. Please clarify.
11.	Recommendations for #242 – Sandamali Ambepitiya for Property Council New Zealand, Brownfield overlays.	-	Yes	Appendix H – Table 2 (p 6)	The IHP appears to have rejected the expansion of Brownfield overlays, however, has stated its acceptance of the submission that supported Brownfield overlays. Please clarify.


#	Key Theme	Chapter/ Provision	Map/s	IHP Recommendation Part #	Matter for IHP clarification
12.	32 Armagh Street, alternative SP (School) zoning (Christ College)	Ch 13.6		Chapter mark-up: Appendix 13.6.3.3 Minute 51, response to #15	<p>The IHP may have inadvertently recommended that the alternative zoning for this site is MRZ, when HRZ was the agreed alternative zoning put forward on an agreed basis by Council and the submitter. At the end of the hearing there were no parties in the process seeking that the site be part of the RHA or be zoned MRZ, and therefore no evidence to support MRZ. The position that the HRZ should apply as the site's alternative zoning was agreed by all relevant parties and this appears to be understood by the Panel in the part of its recommendations on the heritage provisions. In accordance with the IHP's recommendations under Part 5 and Part 7, it appears that the MRZ zoning that had been proposed as part of the proposed RHA has been rejected and HRZ should instead be in its place.</p> <p>Can the IHP please confirm that the alternate zoning for 32 Armagh Street should be HRZ?</p>

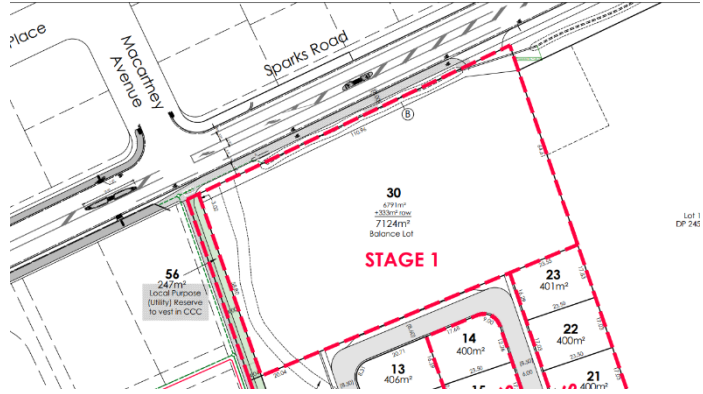
APPENDIX 2 – IHP Mapping Directions Tracking Tables

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete?
Part 1		Not applicable	N/A	
Part 2		Not applicable	N/A	
Part 3		There are no amendments to the CCZ, CCMUZ or CCMUZ (SF) zone boundaries.	N/A	
	[252] to [255]	The walkable catchment for the CCZ is described as generally within the Four Avenues – change all relevant residential zones (and alternative zones for SPZs) are to be HRZ and the Central City Residential Precinct is to be retained as notified unless subject to a recommended QM	<p>Create a new overlay called “Central City Walking Catchment” that covers the Four Avenues.</p> <p>Change any MRZ within the Four Avenues to HRZ. Done</p> <p>Remove any part of the Central City Residential Precinct outside of the four avenues. Done</p>	Done
		The Cathedral Square Interface, Victoria Street height precincts, Central City Heritage Interface and Radio Communications height overlay are to be removed from the planning maps.	<p>Remove these QMs.</p> <p>Note whole Central City Heritage Interface layer to be removed (from sites adjoining New Regent Street and Arts Centre). Retain site overlay on sites within New Regent Street and Arts Centre heritage settings (see list below).</p>	Done
		Central City Building Heights Planning Map (shown in Appendix I – Table 2 #7)	<p>Update to only show:</p> <ul style="list-style-type: none"> - Central City Building Height 8m Overlay (New Regent Street heritage setting) - Central City Building Height 16m Overlay (Arts Centre heritage setting) 	Not part of mapping clarifications.

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete?
			<ul style="list-style-type: none"> - A new 32m building height overlay for the site at 25 Peterborough Street. - A new 22m building height overlay that shows only the two purple blocks in image below:  <ul style="list-style-type: none"> - Two new building height overlays within the block of Tuam Street, Manchester Street, Madras Street and Lichfield Street as follows: <ul style="list-style-type: none"> o One 21m building height overlay for the sites that have a road boundary with High Street. o One 32m building height overlay for the remaining sites within this block. 	
		There are no amendments to the TCZ boundaries for Riccarton, Hornby, Papanui.	N/A	

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete?
	[303]	The commensurate catchment for the Riccarton, Hornby and Papanui TCZs is described in Part 3, and within those described catchments all relevant residential zones are to be HRZ (other than in relation to the Ravensdown site at Hornby as shown on Figure 1 which is to retain MRZ – refer to Part 5 below)	Create waking catchment layer (not intended as a Planning Map layer, information only), as described in pages 79-82 of Part 3 of the IHP recommendation. Re-zone the area shown as RS south of Ravensdown (312 Main South Road) as MRZ.	Done
		There are no changes to the TCZ boundaries for Shirley/Palms or Eastgate/Linwood or North Halswell Town Centre. For Belfast/Northwood there is a change to the TCZ boundary to rezone 20 Radcliffe Road, Belfast to HRZ.	Re-zone 20 Radcliffe Road from TCZ to HRZ.	Done
	[304]	The commensurate catchment for the TCZs for Shirley/Palms, Eastgate/Linwood and Belfast/Northwood is described in Part 3, and within those described catchments all relevant residential zones are to be HRZ as notified.	Retain Shirley/Palms and Eastgate/Linwood HRZ as per Council Right of Reply. Re-zone all parts of proposed LCIP around Belfast/Northwood to HRZ and remove LCIP.	Done
	[305]	For North Halswell TCZ the commensurate catchment is to be zoned MRZ.	Re-zone all HRZ surrounding North Halswell to MRZ.	Done
		There are no amendments to the LCZ (Large)	N/A	

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete?
	[306] and [308] for Sydenham	For LCZ [Large] the commensurate catchment is described in Part 3 and within those catchments all relevant residential zones will be zoned HRZ	Create waking catchment layer (not intended as a Planning Map layer, information only) at 400m, as described on page 81 of Part 3 of the IHP recommendation.	Done
		There are no amendments to the 'other' LCZ boundaries.	N/A	
	[307]	For the LCZ 'other' the commensurate catchment is described in Part 3 and within those catchments are to be zoned MRZ	Create waking catchment layer (not intended as a Planning Map layer, information only) at 200m from the centre of each LCZ (not otherwise described above).	Done
		There is one new NCZ at 432 Sparks Road as set out in Part 7, but otherwise there are no changes to the boundaries of NCZ. There is no additional catchment described, and the MRZ provides the commensurate response.	<p>Re-zone Lot 1 DP 581607 as NCZ.</p> <p>Not the whole site however, it will need a best guess of how deep the area is, it appears between 58 and 64m deep from Sparks Road.</p> 	Done

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete?
				
	Para 401 Part 3	The ODP IGZ at Sydenham, Philipstown and Addington + Tannery Site are to be retained and the proposed MUZ zone is to be removed.	Re-zone all MUZ in this area as IG. Remove all MUZs from IHP Recom zone layer	Done
		The Brownfields overlay at 2 Lydia Street is to be removed.	Delete brownfield overlay at 2 Lydia Street.	Done
		The Brownfields overlay to IGZ at Woolston, Hornby, Cranford and Papanui are to be removed.	Delete brownfield overlays at Woolston, Hornby, Cranford and Papanui.	Done
Part 4		All relevant residential zones are to be zoned MRZ unless they are zoned HRZ as directed above or an alternative zone is recommended as set out below.	Re-zone all RS, RSDT, RMD, RH, RBP (only Lyttelton) zones as MRZ , except: <ul style="list-style-type: none"> • where there is a direction for HRZ (like around Riccarton); • Coastal Hazard Areas; • Tsunami areas; • Residential Hill overlays or ODPs; 	Done

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete?
			<ul style="list-style-type: none"> Character areas. 	
		<p>Located within the CHMA and TMA QM (mapping directions below) in Part 5 Section 9 [66]</p>	<p>Apply a 'smoothing' to the 15m grid to remove triangles of TMA thereby producing a contour rather than a 'zig zag' edge.</p> <p>Those Residential properties covered by a TMA depth of 0.3m or greater over 30% or less of the property are zoned MRZ;</p> <p>Those Commercial and Industrial zoned properties fully covered or covered over 30% or more by a TMA depth of 0.3m or greater, retain the operative Commercial and Industrial zoning.</p>	<p>Done</p> <p>Was addressed in RoR</p> <p>Seeking clarification</p>
	[68]	<p>Operative RHZ where the zone is subject to an outline development plan or overlay in which case the operative zone shall be retained subject to the relevant outline development plan or overlay.</p>	<p>For areas covered by the following operative overlays and ODP – retain RHZ and associated operative overlays:</p> <ul style="list-style-type: none"> - Monks Spur/Mt Pleasant Density Overlay and Appendix 8.10.8 – Monks Spur, - Shalamar Drive Density Overlay, - Upper Kennedys Bush Density Overlay and Appendix 8.10.16 – Kennedys Bush / Cashmere Road 2008, - Residential Mixed Density Overlay -Redmund Spur, - Residential Mixed Density Overlay – 86 Bridle Path Road - Appendix 8.10.7 Cashmere and Worslesy Development Plan (for those parts showing RHZ) 	<p>Done</p>

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete?
			In all other areas MRZ should apply, unless covered by an operative Character Area (subject to removing sites, as recommended).	
	[68]	All other parts of the ODP RHZ are to be zoned MRZ.	N/A – aligns with RoR version	Done
		All notified FUZ that were RNN in the ODP are to be zoned MRZ as set out in Part 7.	Re-zone all FUZ to MRZ.	Done
		Retain Central City Residential Intensification Precinct	Update extent, as per above.	Done
	[99](a)	Remove Local Centre Intensification Precinct	Delete LCIP.	Done
	[99](c)	Remove Riccarton Height Intensification Precinct	Delete RHIP.	Done
	Section 6	Remove the LTP QM	Delete Suburban Density Precinct and Suburban Hill Density Precinct.	Done
	Section 6	Remove the Suburban Density Precinct, Suburban Hill Density Precinct, and Loess Soils from the Reply map version	<<<< as per IHP.	Done
	Section 6	Rezone RSZ within the Airport Noise QM to MRZ	Addressed above.	Done
Part 5	Section 5 [39](c)+[37]	Remove waterbody (blue line) from the site setback at 147 Cavendish Road	<<<< as per IHP.	Done

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete?
	Section 5 [39](b)+[33- 36]	Remove waterbody setback QM overlay from all maps (Note, it has already been done for the s42A submissions /hearing reports and maps)	N/A – aligns with RoR version	Done
	Section 9	Retain RSZ within the CHMA and TMA subject to mapping directions as described in Part 5, Section 9 [66] of the Report.	<ul style="list-style-type: none"> (i) apply the TMA only to those properties that are inundated to depths of 0.3m or greater – DONE in RoR (ii) apply a ‘smoothing’ to the 15m grid to remove triangles of TMA thereby producing a contour rather than a ‘zig zag’ edge; (iii) those Residential zoned properties fully covered by a TMA depth of 0.3m or greater, retain the Residential zoning of the ODP – DONE in RoR (iv) those Residential properties covered by a TMA depth of 0.3m or greater over 30% or less of the property are zoned MRZ - – Use previous modelling from Kyle (v) those Commercial and Industrial zoned properties fully covered or covered over 30% or more by a TMA depth of 0.3m or greater, retain the Commercial and Industrial zoning of the ODP. 	<p>Done</p> <p>Seeking clarification</p>
	Section 10 [87] (a)	Remove heritage notations from planning maps for new heritage items and setting proposed in PC 14 version, so as to make it clear if they	The 14 heritage sites listed below in this table are the only heritage items and settings <u>amendments</u> to remain in the PC14 IHP Recommendation. The QM layer applying to heritage items and settings will still apply to operative ODP heritage items and settings	Done

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete?
		are being retained by proposed by PC 13.	<p>plus those amendments listed below in this table (except those being deleted):</p> <ul style="list-style-type: none"> - For all PC14 proposed new heritage items and settings shown in Reply version – show as “PC13 only. Do not form part of IHP Recommendation”. - For all PC14 amendments to operative ODP heritage items and settings shown in Reply version - except for those heritage items and settings listed below - show as “PC13 only. Do not form part of IHP Recommendation.” - QM layer applying to heritage items and settings: Retain in QM layer operative ODP heritage items and settings plus amendments listed below in this table except those being deleted below. Remove heritage items and settings being deleted below from QM layer. 	
	[87](c), [111] (a)	Remove heritage notations from planning maps for heritage items and settings recommended to be removed.	<p>The 14 heritage sites listed below in this table are the only heritage items and settings <u>amendments</u> to remain in the PC14 IHP Recommendation (in addition to operative ODP items and settings above remaining in QM layer).</p> <ul style="list-style-type: none"> - 32 Armagh St/325 Montreal Street - delete heritage item Scadule Ref 390 and setting 	Done

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete?
			<p>287 and remove from QM layer for heritage items and settings.</p> <ul style="list-style-type: none"> - 137 Cambridge Terrace - delete heritage item item 78 and setting 309 and remove from QM layer for heritage items and settings. - 40 Norwich Quay – delete heritage item 1060 and setting 40 and remove from QM layer for heritage items and settings. - 65 Riccarton Road - delete heritage item 465 and setting 220 and remove from QM layer for heritage items and settings. - Retain deletion of heritage item and setting as shown in Reply mapping, and remove from QM layer for heritage items and settings: 136 Barbadoes Street (item 46, no setting) 471 Ferry Road (item 194, setting 396) 165 Racecourse Road - Riccarton Racecourse Public Grandstand (item 453 and setting 183) (retain adjoining item 452 and setting 684 at this address in cell below) 	<p>Done</p> <p>Done</p> <p>Done</p> <p>Done</p> <p>Done</p> <p>Done</p> <p>Done</p>
	[87](d) and [111](b)	Amend heritage [items and] settings [on planning maps]	<ul style="list-style-type: none"> - 100 Cathedral Square (Citizens' War Memorial item 107, setting 553) - remap location of item as memorial has been relocated within Cathedral Square. Use latest aerial in ESRI. Show this amended item 	Done

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete?
			<p>location and operative ODP setting on IHP Recommendation map. Retain in QM layer for heritage items and settings.</p> <ul style="list-style-type: none"> - 23 New Regent Street (item 404, setting 336) - reduce setting. Move northern boundary of setting on Armagh St to southern edge of northern footpath ie. exclude northern footpath of Armagh St from setting. Retain in QM layer for heritage items and settings. - Retain amendments to these heritage items and settings as shown in Reply mapping, and retain in QM layer for heritage items and settings: <ul style="list-style-type: none"> 27 Glandovey Road (item 209, setting 423) 59 Hansons Lane (item 234, setting 655) 135 High Street (item 1432, setting 604) 165 Racecourse Road - Riccarton Racecourse Tea House (item 452, setting 684) 265 Riccarton Road (item 463, setting 203). 	<p>Done</p> <p>Done</p> <p>Done</p> <p>Done</p> <p>Done</p> <p>Done</p>
	Section 16 [306]	Sites within a 240m setback from the Ravensdown site at Hornby as shown on Figure 1 are to retain MRZ zoning notwithstanding some properties would fall within the commensurate catchment for Hornby TCZ.	<<<< as per IHP. https://chch2023.ihp.govt.nz/assets/IHP-Report-/IHP-Recommendations-Report-Part-5-29-July-2024.pdf	Done

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete?
	Section 17	City spine QM remove from planning maps	<<<< as per IHP.	Done
	Section 18	Remove proposed RHAs and heritage Interface overlay from planning maps.	<<<< as per IHP.	Done
	Section 19	The ODP RCAs are retained except that Esplanade, Clifton, Beverley and Ranfurly are to be deleted and the spatial extent of Cashmere, Beckenham, Piko, Heaton, Malvern, Francis, Dudley and Englefield are to be reduced as notified and further recommended by Council s42A Report.	Use Operative Character Area layer. Delete Esplanade, Clifton, Beverly, and Ranfurly. For all remaining Operative Character Areas, compare against Right of Reply version and delete any extensions to areas.	Done
	Section 20	Delete Riccarton Bush Interface Area from planning maps. Remove proposed RHAs and Interface from planning maps	<<<< as per IHP.	Done
	Section 21	The Significant and Other Trees QM be rejected and the existing tree protection rules and schedule in the District Plan remain.	Remove 'Significant Trees QM' overlay from planning maps, return back to Operative Significant Trees layer.	Done
	Specific Purpose Zones	Make consequential mapping changes to alternative zones due to recommended rezonings as a consequence of Panel recommendation as to MRZ and HRZ within and outside the walkable and	No mapping change required.	N/A

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete?
		commensurate catchments in Part 3 of the Report		
Part 6		Not applicable	N/A	
Part 7	[56]	Change zone of 159 Main North Road from MRZ to IGZ	<<<< as per IHP.	Done
	[106]	The 'alternative zoning' for 254-256 Fitzgerald Ave and 5 Harvey Tce is MRZ as specified in Appendix 13.14.6.2. No mapping changes required.	For 254 Fitzgerald Avenue in SPOARC Zone a new Edge Housing Area overlay is to be added to the Development Plan in Appendix 13.14.6.1. No planning map change required.	N/A
	[116]	ODP RNN zones are to be zoned MRZ or HRZ (subject to directions in Part 3 of the Report)	Any proposed FUZ not within a catchment specified should be zoned MRZ.	Done
	[141]	For Cashmere and Worsleys Development Plan all RUF areas retain operative zone, developed areas to be rezoned MRZ and other RHZ subject to the outline development plan to retain their operative zone.	As per page 6, [68].	Done
Part 8	Appendix H	For submissions seeking changes to zones, not addressed in Part 7 the Panel recommendations are recorded in Tables 1-4 and in Table 6 contained in Appendix H and the Council is directed to make the changes we have recommended.	SEE BELOW	

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete?
	Appendix I - Table 2 – Planning Map Changes – IHP Recommendations #21		<p>Zoning of these sites to match the adjoining zoning in each case:</p> <p>283 Papanui Road – MRZ matches adjoining</p> <p>51 Browns Road – HRZ matches adjoining</p> <p>41 Ranfurly Street – MRZ matches adjoining</p> <p>45 Ranfurly Street – MRZ matches adjoining</p> <p>2 Helmores Lane – MRZ matches adjoining</p> <p>16 Helmores Lane – MRZ matches adjoining</p> <p>69 Riccarton Road – HRZ matches adjoining</p> <p>59 Hansons Lane, 69, 71 and 73 Suva St – HRZ matches adjoining</p> <p>24 Main South Road, and 25 and 25A Yaldhurst Road – MRZ matches adjoining</p> <p>No planning map change required.</p>	N/A - zoning is now correct. No mapping changes needed.

APPENDIX 3 – SITE SPECIFIC ACCEPTED RECOMMENDATIONS

As per relevant to the below IHP Recommendations:

- APPENDIX H - Table 1 - Rezoning Requests Accept and Reject Table - 29 July 2024
- APPENDIX H - Table 2 - Zoning Requests Accept and Reject Table - High Density Residential Zone (HRZ) - 29 July 2024
- APPENDIX I - Table 2 - Information on planning map changes through s42A Report - 29 July 2024
- APPENDIX H - Table 3 - Zoning Requests Accept and Reject Table - Medium Density Residential Zone (MRZ) - 29 July 2024
- APPENDIX H - Table 4 - Zoning Requests Accept and Reject Table - Other Zones - 29 July 2024

The following only includes those specific area/address submissions where recommended zoning is different to Council Right of Reply mapping.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
699 - Christs College S42A author: Clare Piper	64 Rolleston Avenue, Central City (SPSZ – Alternative Zones) Planning Map Central City	Operative – SPSZ (Specific Purpose (Schools) zone) with RCC (Residential Central City) alternative zone ⁵ . Notified – SPSZ with MRZ alternative zone (RHA) Requested – SPSZ with HRZ (High density residential zone) alternative zone (as notified).	IHP Accepted (Appendix H, Table 1, page 27) Check alternative zoning NO CHANGE TO MAPPING
699 - Christs College S42A author: Clare Piper	21 Gloucester Street (SPSZ) Planning Map Central City	Operative – RCC (Residential Central City) Notified – MRZ with RHA QM Requested – SPSZ with HRZ (High density residential zone) alternative zone.	IHP Accepted in part (Appendix H, Table 1, pages 96 & 97) Change zoning to HRZ Done (The IHP decided a change to SPSZ was out of scope, but as the RHA QM had also been rejected they recommended the site be rezoned to HRZ as it was within the walkable catchment the IHP had identified.)

⁵ [Plan-Change-14-HBC-NOTIFICATION-Sub-chapter-13.6-School.pdf \(ccc.govt.nz\)](#)

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
749 - Ryman Healthcare Limited S42A author: Kirk Lightbody	20 Radcliffe Road, Belfast Planning Map 18	Operative – Commercial Core Zone Notified – Town Centre Zone Requested – High Density Residential	IHP Accepted <i>Already logged above – no action required.</i>
172 – Traci Mendiola ⁶ S42A author: Ike Kleynbos	8 Gilders Grove, Hillsborough Planning Map 47	Operative – RuUF (Rural Urban Fringe Zone) and Residential Hill Zone Notified – RuUF (Rural Urban Fringe Zone and Residential Hills Zone) Requested – MRZ (Medium Density Residential Zone) The site is split zone, with the occupied front proportion of the site being residentially zone and the larger rear proportion being rurally zoned.	IHP Clarification sought (as per Appendix 1).
887 – Jane Harrow ⁷ S42A author: Ike Kleynbos	384, 388, 420, 422, 424, 426, and 434 Sawyers Arms Road. 123 & 141 Gardiners Road. Planning Map 18	Operative – RuUF (Rural Urban Fringe Zone) / RNN (Residential New Neighbourhood Zone) Notified – RuUF / FUZ (Future Urban Zone) Requested – FUZ (Future Urban Zone) or MRZ (Medium Density Residential Zone)	IHP recommends that operative RNN area is re-zoned to MRZ. Done
593 – Cashmere Park Limited, Hartwell Investment Trust and Robert Brown ⁸	126 Sparks Road / 17 Northaw Street / 36 Leistrella Road / 240, 236, 200 Cashmere Road	Operative – RuUF (Rural Urban Fringe Zone) / RNN (Residential New Neighbourhood Zone) Notified – RuUF / FUZ	IHP recommends that operative RNN area is re-zoned to MRZ. Done

⁶ s42A report of Ike Kleynbos – Appendix E, page 31 (page 770 of PDF) – <https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/05-Ike-Kleynbos-Section-42A-Report-final.PDF>

⁷ s42A report of Ike Kleynbos – Appendix D, page 98 (page 634 of PDF) – <https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/05-Ike-Kleynbos-Section-42A-Report-final.PDF>

⁸ S42A report of Ian Bayliss – paras 8.8.15 to 8.8.18 (pages 78 to 82 of PDF) – <https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/12-Ian-Bayliss-Section-42A-Final.PDF>

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
S42A author: Ian Bayliss		Requested – MRZ (Medium Density Residential Zone)	
508 – Michael Case S42A author: Ian Bayliss R.J Crozier S42A author: Ian Bayliss	60 Croziers Road and 340 Cranford Street, Mairehau	Operative – Residential New Neighbourhood Notified – Medium Residential Zone / Future Urban Zone Requested – Medium Density Residential Zone	IHP recommends that operative RNN area is re-zoned to MRZ. Done
728 – Sutherlands Estates Limited S42A author: Ian Bayliss	All of the residential properties that front Storr Close, Glendore Drive, James Mackenzie Drive and Sutherlands Road.	Operative – Residential New Neighbourhood Notified – Medium Residential Zone Requested – Future Urban Zone	IHP recommends that operative RNN area is re-zoned to MRZ. Done
819 – Benrogen Estates S42A author: Ian Bayliss	376 Sparks Road, Halswell	Operative – Rural Urban Fringe / RNN (Residential New Neighbourhood) Notified – Rural Urban Fringe / MRZ Requested – Future Urban Zone	IHP recommends that operative RNN area is re-zoned to MRZ. Done
916 – Milns Park Limited S42A author: Ian Bayliss	Kearns Drive and land west along Milns Road (25-51 Milns Road)	Operative – RNN (Residential New Neighbourhood) Notified – FUZ / MRZ (High density residential zone) Requested – FUZ	IHP recommends that operative RNN area is re-zoned to MRZ. Done
917 – Belfast Village Centre Limited S42A author: Kirk Lightbody	755 Main Road, Belfast Planning Map 11 & 12	Operative – Partly Residential New Neighbourhood Zone (RNN Zone) and partly Commercial Core Zone Notified – Partly Future Urban Zone (FUZ) and partly Town Centre Zone (TCZ))	IHP recommends that Centre should be LCZ, with MRZ surrounding. This has been completed. Done

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
		Requested – Town Centre Zone (for the whole site)	
915 - 25 KBR Limited S42A author: Kirk Lightbody	432 Sparks Road, Halswell Planning Map 50	Operative – Residential New Neighbourhood Zone Notified – Future Urban Zone Requested – Neighbourhood Centre Zone	IHP recommends that operative RNN area is re-zoned to MRZ, and that part of the site is rezoned NCZ, for reasons stated in Part 7. Done
699 – Christs College S42A author: Clare Piper	21 Gloucester Street, Central City Planning Map Central City (CC)	Operative – Residential Central City Zone (RCCZ) ⁹ Notified – MRZ ¹⁰ Requested – Specific Purpose (School) Zone (SPSZ) with HRZ (High Density Residential Zone) alternative zone.	IHP recommends that operative RCCZ area is re-zoned to just HRZ. Done
740 – Woolworths S42A Author: Ian Bayliss	North Halswell commercial centre – 193 Halswell road & surrounds Planning Maps 44 & 45	Operative – FUZ (Future Urban Zone) Notified – HRZ (High Density Residential Zone) Requested – TCZ (Town Centre Zone)	IHP recommends that operative CC is re-zoned to TCZ, in accordance with Environment Court consent order extent. Done
743 – Matthew Gibbons	N/A	Operative – N/A Notified – N/A Requested – HRZ (High Density Residential)	IHP recommendation is to apply HRZ as previously detailed.
220 – Martin Snelson	North Halswell town centre	Operative – RNN (Residential New Neighbourhood Zone) Notified – HRZ (High Density Residential Zone) Requested – Unspecified	IHP recommendation is MRZ to apply with North Halswell ODP area. Done
221 – Cynthia Snelson	North Halswell town centre	Operative – RNN (Residential New Neighbourhood Zone)	IHP recommendation is for MRZ to apply with North Halswell ODP area.

⁹ [CC Zoning.jpg \(ccc.govt.nz\)](#)

¹⁰ [PlanChange14Reccomendation \(arcgis.com\)](#)

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
		Notified – HRZ (High Density Residential Zone) Requested – Unspecified	Done
74 – Tony Rider	Bush Inn/ Church Corner area	Operative – RS / RSDT (Residential Suburban Zone / Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – Unspecified	IHP recommendation is reduce intensification around Bush Inn/ Church Corner Area. Addressed in response to Part 3 recommendations.
158 – Susan Thomas	Dallington	Operative – RS / RMD (Residential Suburban Zone / Residential Medium Density Zone) Notified – HRZ (High Density Residential Zone) Requested – Unspecified	IHP recommendation is for HRZ not to apply to Dallington. Addressed in response to Part 3 recommendations.
160 – Simon Smith	Eastern portion of Strowan bound by Watford Street (West), Normans Road (South), Papapui Road (East) and Bligh's Road (North)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone – except 399 Papanui Road (MRZ)) Requested – Unspecified	IHP recommendation is for HRZ not to apply to the Eastern Portion of Strowan. Addressed in response to Part 3 recommendations.
692 – David Murison	Eastern portion of Strowan bound by Watford Street (West), Normans Road (South), Papapui Road (East) and Bligh's Road (North)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone – except 399 Papanui Road (MRZ)) Requested – MRZ (Medium Density Residential Zone)	IHP recommendation is for MRZ to apply to the area of Strowan, particularly those blocks in the vicinity of St Andrews College. Addressed in response to Part 3 recommendations.
693 – Henri Murison	Eastern portion of Strowan bound by Watford Street (West), Normans Road (South), Papapui Road (East) and Bligh's Road (North)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone – except 399 Papanui Road (MRZ)) Requested – MRZ (Medium Density Residential Zone)	IHP recommendation is for MRZ to apply to the area of Strowan, particularly those blocks in the vicinity of St Andrews College. Addressed in response to Part 3 recommendations.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
151 – Defyd Williams for Papanui Heritage Group	Along Papanui Road	Operative – RS / RSDT / RMD (Residential Suburban Zone / Residential Suburban Density Transition Zone / Residential Medium Density Zone) Notified – HRZ (High Density Residential Zone) Requested – Unspecified	IHP recommendation is for HRZ not to apply along Papanui Road. Addressed in response to Part 3 recommendations.
152 – Defyd Williams for Papanui Heritage Group	Along Papanui Road	Operative – RS / RSDT / RMD (Residential Suburban Zone / Residential Suburban Density Transition Zone / Residential Medium Density Zone) Notified – HRZ (High Density Residential Zone) Requested – Unspecified	IHP recommendation is for HRZ not to apply along Papanui Road. Addressed in response to Part 3 recommendations.
222 – Claire Mulcock for Deans Avenue Precinct Society Inc.	North: Matai St East; West: Deans Ave; South: Moorhouse Ave; East: Railway line sites located along/facing Riccarton Road Guest Accommodation block - chateau on the Park old Saleyards site - 25 Deans Avenue	Operative – North: Matai St East; West: Deans Ave; South: Moorhouse Ave; East: Railway line - RMD sites located along/facing Riccarton Road - RS / RSDT / RMD Guest Accommodation block - RGA old Saleyards site – RMD Notified – North: Matai St East; West: Deans Ave; South: Moorhouse Ave; East: Railway line - HRZ sites located along/facing Riccarton Road - MRZ / HRZ Guest Accommodation block - RGA old Saleyards site – HRZ	IHP recommendation is to apply zoning as previously detailed. Addressed in response to Part 3 recommendations.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
		<p>Requested – North: Matai St East; West: Deans Ave; South: Moorhouse Ave; East: Railway line - Unspecified</p> <p>sites located along/facing Riccarton Road - HRZ</p> <p>Guest Accommodation block - HRZ</p> <p>old Saleyards site - HRZ</p>	
40 – Steven & Diana Marshall	Helmores Lane/ Desmond Street/ Rhodes St (from Helmores to Rossall)	<p>Operative – RS (Residential Suburban Zone)</p> <p>Notified – HRZ (High Density Residential Zone)</p> <p>Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP recommends that operative RS area is rezoned to MRZ.</p> <p>Addressed in response to Part 3 recommendations.</p>
62 – Thomas Calder	Helmores Lane/ Desmond Street/ Rhodes St (from Helmores to Rossall)	<p>Operative – RS (Residential Suburban Zone)</p> <p>Notified – HRZ (High Density Residential Zone)</p> <p>Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP recommends that operative RS area is rezoned to MRZ.</p> <p>Addressed in response to Part 3 recommendations.</p>
77 – Richard McLaughlin	Watford Street, Normans Road, Halton Street and Hawthorne Street	<p>Operative – RS (Residential Suburban Zone)</p> <p>Notified – HRZ (High Density Residential Zone)</p> <p>Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP recommends that operative RS area is rezoned to MRZ.</p> <p>Addressed in response to Part 3 recommendations.</p>
86 – Melissa and Scott Alman	Helmores Lane/ Desmond Street/ Rhodes St (from Helmores to Rossall)	<p>Operative – RS (Residential Suburban Zone)</p> <p>Notified – HRZ (High Density Residential Zone)</p> <p>Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP recommends that operative RS area is rezoned to MRZ.</p> <p>Addressed in response to Part 3 recommendations.</p>

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
90 – Blair McCarthy	Along Papanui Road north from the Merivale commercial centre to Heaton Street/Innes Road and south from the Papanui commercial centre to Blighs Road. The area in between, particularly around St Andrews College and east of Watford Street	Operative – RS / RSDT (Residential Suburban Zone / Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
95 – Tom Gilbert	Along Papanui Road	Operative – RS / RSDT (Residential Suburban Zone / Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
106 – Karyn Butler	Area stretching from Papanui Road to Watford Street	Operative – RS / RSDT (Residential Suburban Zone / Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
111 – Andrew Butler	Area stretching from Papanui Road to Watford Street	Operative – RS / RSDT (Residential Suburban Zone / Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
119 – Tracey Strack	Helmores Lane, Desmond Street and Rhodes Street to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
			Addressed in response to Part 3 recommendations.
120 – Sandra Caldwell	Paparoa Street	Operative – RS / RSDT (Residential Suburban Zone / Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
152 – Defyd Williams for Papanui Heritage Group	St James Avenue, Windermere Road, Gambia Street, Dormer Street, Perry Street, Halton Street, Paparoa Street, Rayburn Avenue and Tomes Road.	Operative – RS / RSDT (Residential Suburban Zone / Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
164 – James and Adriana Baddeley	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
165 – Catherine & Peter Baddeley	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
185 – Nick Dore	Block of land bounded by Papanui Road, Normans Road, Watford St and Blighs Road (Planning Map 24)	Operative – RS / RSDT (Residential Suburban Zone / Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
255 – William Bennett	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
272 – Caitriona Cameron	Ratray St	Operative – RSDT (Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP Clarification sought (as per Appendix 1).
381 – Kate Gregg	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
381 – Kate Gregg	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	I IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
502 – Kyri Kotzikas	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	I IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
530 – Chris Wilison	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
355 – Elisabeth Stevens	Hawthorne Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
423 – Mark Aneil	Pitt Place, St Albans	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – Unspecified	IHP recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
494 – Ann Kennedy	Paparoa Street and Perry Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
561 – Deidre Rance	Strowan area	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – Unspecified	IHP recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
584 – Claudia M Staudt	21 Helmores Lane, and surrounding area bounded by, Holmwood Road, Rossall Street, Hagley Park and Fendalton Road (Planning Map 31 and CC)	Operative – RS / RMD (Residential Suburban Zone / Residential Medium Density Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
668 – Keri Murison	Strowan area	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
687 – Hamish Ritchie	75 & 77 Rattray Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – Unspecified	IHP recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
707 – Isobel Foyle	Area around Northlands Mall	Operative – RS / RMD / RSDT (Residential Suburban Zone / Residential Medium Density Zone / Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP recommendation is adjust the boundary of HRZ closer to Northlands Mall, zoning request unspecified. Addressed in response to Part 3 recommendations.
707 – Isobel Foyle	Paparoa Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ / RS (Residential Suburban Zone / Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
746 – Simon Fowke	Paparoa Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – Unspecified	IHP recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
748 – Karen Fowke	Paparoa Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – Unspecified	IHP recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
822 – Emma Lewis for Naxos Enterprises Limited and Trustees MW Limited	14 Field Terrace, Upper Riccarton Planning Map 38	Operative – RS (Residential Suburban Zone) Notified – MRZ (Medium Density Residential Zone) Requested – HRZ (High Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
830 – Catherine Gallagher	Papanui Road through the Strowan suburb	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
831 – Anthony Gallagher	Papanui Road through the Strowan suburb	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
838 – Georgie McLaughlin	Strowan (Halton Street, Hawthorne Street, Watford Street, Normans Road)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
861 – Julie Robertson-Steel	Entire St Albans area between Bealey Avenue and Edgeware Road	Operative – RMD / RSDT (Residential Medium Density Zone / Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
863 – Stuart James Irvine	Strowan area, west of Papanui Road	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – Unspecified	IHP recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
868 – Maureen Kerr	Papanui Road to Watford Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
869 – Dawn E Smithson	Blocks of Strowan from Normans Road to Blighs	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
888 – David Smithson	Blocks of Strowan from Normans Road to Blighs	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
890 – Graham William Hill	Strowan, particularly 85 Normans Road.	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
891 – Alan John David Gillies	Residential blocks from Normans to Blighs Road	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
894 – Jacq Woods	Blocks west of Papanui Road from Normans Road to Blighs Road, along Watson Road.	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
895 – Tim Priddy	Blocks in the Strowan area, west of Papanui Road, from Normans Road to Blighs Road	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
901 – John Hudson	Watford Street	Operative – RS (Residential Suburban Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
		Notified – HRZ / MRZ (High Density Residential Zone / Medium Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	Addressed in response to Part 3 recommendations.
901 – John Hudson	Watford Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
901 – John Hudson	Watford Street	Operative – RS (Residential Suburban Zone) Notified – HRZ / MRZ (High Density Residential Zone / Medium Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
215 – Graham Thomas Blackett	The area of St Albans north of Bealey Avenue and south of Edgware Road	Operative – RMD / RSDT (Residential Medium Density Zone / Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
286 – Millie Silvester	West side of Paparoa Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
285 – Michael Skinner	Perry Street and Rayburn Avenue in Papanui	Operative – RS / RMD (Residential Suburban Zone / Residential Medium Density Zone) Notified – HRZ (High Density Residential Zone) Requested – Unspecified	IHP recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
376 – Colin Gregg	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
400 – Rebecca McCullough	Richmond	Operative – RMD / RSDT / RS Notified – MRZ and HRZ Requested – Not HRZ	IHP recommends that operative RMD / RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
879 – Rutherford Family Trust [Carlin Rutherford]	2 Crest Lane, Mt Pleasant. Planning Map: 48 & 47	Operative – RS (Residential Suburban Zone) Notified – FUZ with Residential Hills Precinct Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative zoning and overlays are retained. Addressed as part of RH recommendations.
903 – Danne Mora Limited	North Halswell commercial centre & surrounds. Planning Map: 45 & 44	Operative – CC, RNN / RS Notified – TCZ with 400m walking catchment used to apply HRZ in surrounds. Requested – Expanded TCZ [Woolworths - #740] with 600m walking catchment used to apply HRZ in surrounds.	IHP recommends that centre is TCZ and area surrounding within the Outline Development Plan area for North Halswell is MRZ. Seeking clarification regarding MRZ extent.
916 – Milns Park Limited [Andrew Mactier]	North Halswell commercial centre & surrounds. Planning Map: 45 & 44	Operative – CC, RNN / RS Notified – TCZ with 400m walking catchment used to apply HRZ in surrounds. Requested – Expanded TCZ [Woolworths - #740] with 600m walking catchment used to apply HRZ in surrounds.	IHP recommends that centre is TCZ and area surrounding within the Outline Development Plan area for North Halswell is MRZ. Seeking clarification regarding MRZ extent.
257 – Cashmere Land Developments Limited	Cashmere and Worsleys Development Plan area – 235 Worsleys Road (Lot 525 DP 515978) and 245 Worsleys Road (Lot 524 DP 515978). Planning Map: 50	Operative – RS / RH Notified – FUZ Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative zoning and overlays are retained. Addressed as part of RH recommendations.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
255 – William Bennett	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative RS area is re-zoned to MRZ.
698 – Ann-Mary & Andrew Benton	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
272 – Caitriona Cameron	Ratray Street	Operative – RSDT (Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP Clarification sought (as per Appendix 1).
797 – Zsuzsanna Hajnal	Residential Suburban area of Keyes Road	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA. Addressed as part of TRMA and CHMA response.
796 – Justin Woods	Residential Suburban area of Keyes Road	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA. Addressed as part of TRMA and CHMA response.
802 – Anita Moir	Residential Suburban area of Keyes Road	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA. Addressed as part of TRMA and CHMA response.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
801 – Jean Turner	Residential Suburban area of Keyes Road	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA. Addressed as part of TRMA and CHMA response.
797 – Zsuzsanna Hajnal	Approximately 100 Wainoni Road to approximately 300 Wainoni Road (and further afield)	Operative – RS / CL (Residential Suburban Zone / Commercial Local Zone) Notified – RS / NCZ (Residential Suburban Zone / Neighbourhood Centre Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA. Addressed as part of TRMA and CHMA response.
802 – Anita Moir	RS zoned land from 135 to 185 Wainoni Road (and further afield)	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA. Addressed as part of TRMA and CHMA response.
802 – Anita Moir	RS zoned land from 157 to 193 Wainoni Road (and further afield)	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA. Addressed as part of TRMA and CHMA response.
530 – Chris Wilison	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
795 – Andrew Stevenson	RS zoned land from 135 to 185 Wainoni Road and beyond	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP Clarification sought (as per Appendix 1).

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
795 – Andrew Stevenson	RS zoned land from 157 to 193 Wainoni Road, including the surrounding region	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP Clarification sought (as per Appendix 1).
430 – Tracey Berry	Avonhead area including Westall Lane	Operative – RS / RuUF (Residential Suburban Zone / Rural Urban Fringe Zone) Notified – RS / RuUF (Residential Suburban Zone / Rural Urban Fringe Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, rezoning RS section to MRZ. Done
701 – Ian McChesney	Rattray Street	Operative – RSDT (Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP Clarification sought (as per Appendix 1).
891 – Alan John David Gillies	HRZ area from Normans Road to Blighs Road	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone – except 399 Papanui Rd (MRZ)) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
165 – Catherine & Peter Baddeley	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
681 – Andrew McCarthy	Entire existing Residential Hills Zone	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative zoning and overlays are retained. Addressed as part of RH recommendations.
869 – Dawn E Smithson	HRZ area from Normans Road to Blighs Road	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone – except 399 Papanui Rd (MRZ))	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
		Requested – MRZ (Medium Density Residential Zone)	Addressed in response to Part 3 recommendations.
77 – Richard McLaughlin	Area surrounded by Watford Street, Normans Road, Halton Street, and Hawthorne Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
111 – Andrew Butler	HRZ area parallel to Papanui Road up to Strowan	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
86 – Melissa and Scott Alman	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
668 – Keri Murison	Strowan area	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
62 – Thomas Calder	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
737 – Christian Jordan	Apply MDRS zone across all areas of the City.	Operative – N/A Notified – N/A Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
901 – John Hudson	HRZ zoned properties along Watford Street, Papanui	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
40 – Steven & Diana Marshall	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
665 – Lawrence & Denise May	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
381 – Kate Gregg	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
90 – Blair McCarthy	HRZ area east of Watford Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone – except 399 Papanui Rd (MRZ)) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
185 – Nick Dore	HRZ land bounded by Papanui Road, Normans Road, Watford St and Blighs Road	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone – except 399 Papanui Rd (MRZ)) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
502 – Kyri Kotzikas	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
822 – Emma Lewis for Naxos Enterprises Limited and Trustees MW Limited	14 Field Terrace, Upper Riccarton	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP recommendation is to apply MRZ as previously detailed. Addressed in response to Part 3 recommendations.
894 – Jacq Woods	West of Papanui Road from Normans Road to Blighs Road, along Watford Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone – except 399 Papanui Rd (MRZ)) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
852 – Jo Appleyard for Christchurch International Airport Limited (CIAL)	ANIA extent	Operative – N/A Notified – N/A Requested – Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.	IHP recommendation is to apply MRZ and HRZ in accordance with Part 3 and 4 recommendations. Done
32 – Guy Mortlock	Block bounded by Creyke Road, Ilam Road, Wilfrid Street and Barlow Street	Operative – RS / RSDT (Residential Suburban Zone / Residential Suburban density Transition Zone) Notified – RS / RSDT (Residential Suburban Zone / Residential Suburban density Transition Zone) Requested – MRZ or RSDT (Medium Density Residential Zone or Residential Suburban density Transition Zone)	IHP Clarification sought (as per Appendix 1).
286 – Millie Silvester	West side of Paparoa Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
			Addressed in response to Part 3 recommendations.
381 – Kate Gregg	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
838 – Georgie McLaughlin	Area bounded by Halton Street, Hawthorne Street, Watford Street, Normans Road	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
159 – Jenny Crooks	25a Greenhaven Drive, Burwood	Operative – RuUF / RS (Rural Urban Fringe Zone / Residential Suburban Zone) Notified – RuUF / RS (Rural Urban Fringe Zone / Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA. Addressed as part of TRMA and CHMA response.
215 – Graham Thomas Blackett	HRZ land north of Bealey Avenue and south of Edgeware Road	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
119 – Tracey Strack	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
164 – James and Adriana Baddeley	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
			Addressed in response to Part 3 recommendations.
376 – Colin Gregg	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
888 – David Smithson	HRZ land east of Strowan from Normans Road to Blighs Road	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone – except 399 Papanui Rd (MRZ)) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
172 – Traci Mendiola	8 Gilders Grove, Heathcote	Operative – RuUF / RH (Rural Urban Fringe Zone / Residential Hills Zone) Notified – RuUF / RH (Rural Urban Fringe Zone / Residential Hills Zone) Requested – MRZ (Medium Density Residential Zone)	IHP Clarification sought (as per Appendix 1).
895 – Tim Priddy	HRZ land west of Papanui Road from Normans Road to Blighs Road	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone – except 399 Papanui Rd (MRZ)) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
138 – Mathias Roehring	The block between Tauivi Crescent and Ranui Street	Operative – RS (Residential Suburban Zone) Notified – RS / MRZ (Residential Suburban Zone / Medium Density Residential Zone) Requested – RS or MRZ (Residential Suburban Zone or Medium Density Residential Zone)	IHP recommends that operative RS zones should be MRZ, unless otherwise specified in Part 3 or QM response. Done.
351 – Jono de Wit	The area north of Riccarton Road and west of Straven Road	Operative – RS (Residential Suburban Zone) Notified – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
		Requested – HRZ (High Density Residential Zone)	Addressed in response to Part 3 recommendations.
475 – Rachel Sanders	Mount Pleasant	Operative – N/A Notified – RH / RS (Residential Hills Zone / Residential Suburban Zone) Requested – RH (Residential Hills Zone)	IHP recommendation is to apply RH / RS as MRZ, unless otherwise specified in Part 3 or QM response. Done.
475 – Rachel Sanders	Mount Pleasant	Operative – N/A Notified – RH / RS (Residential Hills Zone / Residential Suburban Zone) Requested – RH (Residential Hills Zone)	IHP recommendation is to apply RH / RS as MRZ, unless otherwise specified in Part 3 or QM response. Done.
475 – Rachel Sanders	Mount Pleasant	Operative – N/A Notified – RH / RS (Residential Hills Zone / Residential Suburban Zone) Requested – RH (Residential Hills Zone)	IHP recommendation is to apply RH / RS as MRZ, unless otherwise specified in Part 3 or QM response. Done.
475 – Rachel Sanders	Mount Pleasant	Operative – N/A Notified – RH / RS (Residential Hills Zone / Residential Suburban Zone) Requested – RH (Residential Hills Zone)	IHP recommendation is to apply RH / RS as MRZ, unless otherwise specified in Part 3 or QM response. Done.
475 – Rachel Sanders	Mount Pleasant	Operative – N/A Notified – RH / RS (Residential Hills Zone / Residential Suburban Zone) Requested – RH (Residential Hills Zone)	IHP recommendation is to apply RH / RS as MRZ, unless otherwise specified in Part 3 or QM response. Done.
190 – Ross Boswell	The block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line	Operative – RSMT / RMD (Residential Suburban Density Transition Zone / Residential Medium Density Zone) Notified – HRZ (High Density Residential Zone)	IHP Clarification sought (as per Appendix 1).

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
		Requested – MRZ (Medium Density Residential Zone)	
1061 – Elizabeth Harris	31 Cashel Street and surrounding sites	Operative – RS (Residential Central City Zone) Notified – MRZ (Medium Density Residential Zone) Requested – HRZ (High Density Residential Zone)	IHP recommends that operative RCC area is re-zoned to HRZ. Done.
355 – Elisabeth Stevens	Hawthorne Street, Papanui	Operative – RS (Residential Suburban Zone) Notified – HRZ / RS (High Density Residential Zone (71 Hawthorn Street) / Residential Suburban Zone (All other properties)) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.
593 – Holly Luzak for Cashmere Park Ltd, Hartward Investment Trust and Robert Brown	Hendersons Basin	Operative – Site not stated Notified – Site not stated Requested – MRZ (Medium Density Residential Zone)	IHP recommends that site in Hendersons Basin ODP area is re-zoned to MRZ. Done.
412 – Luke Gane	8 Bletsoe Avenue.	Operative – RS (Residential Suburban Density Transition Zone) Notified – MRZ (Medium Density Residential Zone) / Local Centre Intensification Precinct Requested – Remove Local Centre Intensification Precinct, retain as MRZ (Medium Density Residential Zone) only	IHP recommends that operative RSDT area is re-zoned to MRZ, LCIP removed. Addressed in response to Part 3 recommendations.
153 – Susan Peake	Papanui Living Streets (including Grants Road, Gambia, Mary, Proctor, Frank, Wyndham, Loftus and Horner Streets)	Operative – RMD (Residential Medium Density Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP Clarification sought (as per Appendix 1).

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
294 – Chessa Crow	New Brighton area	Operative – RSDT / RS (Residential Suburban Density Transition Zone / Residential Suburban Zone) Notified – MRZ (Medium Density Residential Zone) Requested – RSDT (Residential Suburban Density Transition Zone)	IHP recommendation is to apply MRZ as previously detailed. Addressed as part of TRMA and CHMA response.
226 – Graeme McNicholl	Addington, Sydenham and Phillipstown	Operative – IG / RMD / CC (Industrial General Zone / Residential Medium Density Zone / Central City Zone) Notified – MUZ / MRZ / HRZ / LCZ (Mixed Use Zone / Medium Density Residential Zone / High Density Residential Zone / Local Centre Zone) Requested – MUZ (Mixed Use Zone)	IHP recommendation is to apply zoning as per Part 3 recommendations. Addressed in response to Part 3 recommendations.
676 – Jack Gibbons	Airport Noise Influence Area	Operative – N/A Notified – N/A Requested – MRZ (Medium Density Residential Zone)	IHP recommends that MRZ area is extended across the proposed Airport Noise Influence Area. Done.
439 – Jeff Vesey	Residential Zone properties in Avonhead/Ilam under the Airport Noise Influence Area	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative RS area is rezoned to MRZ. Done.
220 – Martin Snelson	Area north of Halswell that have already been developed	Operative – RNN (Residential New Neighbourhood Zone) Notified – MRZ / HRZ (Medium Density Residential Zone / High Density Residential Zone) Requested – RNN (Residential New Neighbourhood Zone)	IHP recommends that operative RNN area to be zoned MRZ. Done, however further clarifications on Policy 3 extent sought.
221 – Cynthia Snelson	Area north of Halswell that have already been developed	Operative – RNN (Residential New Neighbourhood Zone)	IHP recommends that operative RNN area to be zoned MRZ.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
		Notified – MRZ / HRZ (Medium Density Residential Zone / High Density Residential Zone) Requested – RNN (Residential New Neighbourhood Zone)	Done, however further clarifications on Policy 3 extent sought.
495 – Janice Hitchon	Ashfield Place, Maidstone Road	Operative – RSDT / RS (Residential Suburban Density transition Zone / Residential Suburban Zone) Notified – RSDT / MRZ (Residential Suburban Density Transition Zone / Medium Density Residential Zone / High Density Residential Zone) Requested – RSDT / RS (Residential Suburban Density transition Zone / Residential Suburban Zone)	IHP recommendation is to apply MRZ as previously detailed. Done.
419 – James Thomas	Residential Hills zone (Residential Hills Precinct)	Operative – RH (Residential Hills Zone) Notified – RH / RS (Residential Hills Zone / Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative zoning and overlays are retained, otherwise MRZ is recommended. Addressed as part of RH recommendations.
789 – Eric Woods	RS-zoned land at Keyes Road, New Brighton	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA. Addressed as part of TRMA and CHMA response.
795 – Andrew Stevenson	157 to 193 Wainoni Road, including the surrounding region	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA. Addressed as part of TRMA and CHMA response.
795 – Andrew Stevenson	Residential Suburban area of Keyes Road	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA.

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		Requested – MRZ (Medium Density Residential Zone)	Addressed as part of TRMA and CHMA response.
796 – Justin Woods	Residential Suburban area of Keyes Road	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA. Addressed as part of TRMA and CHMA response.
797 – Zsuzsanna Hajnal	Residential Suburban area of Keyes Road	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA. Addressed as part of TRMA and CHMA response.
800 – Ramon Gelonch Roca	Residential Suburban area of Keyes Road	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA. Addressed as part of TRMA and CHMA response.
802 – Anita Moir	Residential Suburban area of Keyes Road	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA. Addressed as part of TRMA and CHMA response.
277 – Eriki Tamihana	Various sites	Operative – N/A Notified – N/A Requested – [Reduce extent of existing zones: Residential Hills and Residential Suburban in the hill suburbs/Westmorland, Residential Suburban in Hoon Hay, Hei Hei, Ilam, Avonhead, Casebrook,	IHP recommendation is to apply zoning as previously detailed. Done.

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		Belfast, Mairehau/St Albans, Westhaven, Parklands, Burwood and Heathcote.]	
860 – Sally & Declan Bransfield	RS-zoned land around Riccarton Bush as notified	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – RS (Residential Suburban Zone)	IHP recommendation is to reject, with MRZ and HRZ applying in accordance with other recommendations. Addressed in response to Part 3 recommendations.
902 – Helen Broughton for Waipuna Halswell-Hornby-Riccarton Community Board	All sites within the Riccarton Bush Interface Area and on Matai Street	Operative – RS (Residential Suburban Zone) Notified – MRZ (Medium Density Residential Zone) Requested – RS (Residential Suburban Zone)	IHP recommendation is to reject, with MRZ and HRZ applying in accordance with other recommendations. Addressed in response to Part 3 recommendations.
916 – Julie Comfort for Milns Park Limited	51 Milns Road (Lot 600 DP 579587)	Operative – RNN (Residential New Neighbourhood Zone) Notified – FUZ (Future Urban Zone) Requested – FUZ (Future Urban Zone)	IHP recommendation is to rezone all RNN to MRZ or HRZ, in accordance with Part 3 recommendations. Addressed in response to Part 3 recommendations.
852 – Jo Appleyard for Christchurch International Airport Limited (CIAL)	Not stated	Operative – N/A Notified – N/A Requested – Amend the planning maps to remove Residential New Neighbourhood zoning and rename to Residential Suburban or Residential Suburban Density Transition zone.	IHP recommendation is to rezone all RNN to MRZ or HRZ, in accordance with Part 3 and 4 recommendations. Done.
704 – Alex Booker for WDL Enterprises Limited and Birchs Village Limited	RNN-zoned land subject of Proposed Appendix 8.10.23 East Papanui Outline Development Plan	Operative – RNN (Residential New Neighbourhood Zone) Notified – FUZ (Future Urban Zone) Requested – FUZ (Future Urban Zone)	IHP recommendation is to rezone all RNN to MRZ or HRZ, in accordance with Part 3 and 4 recommendations. Done.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
705 – Alex Booker for Foodstuffs	159 Main North Road (Planning Map 24)	Operative – IG / CL / RS (Industrial General Zone / Commercial Local Zone / Residential Suburban Zone) Notified – NCZ / IG / MRZ (Neighbourhood Centre Zone / Industrial General / Medium Density Residential Zone) Requested – LCZ (Local Centre Zone)	IHP recommends acceptance and 149 Main North Road is re-zoned to LCZ. Done.
54 – Shirley van Essen	34, 36A and 38 Kahu Road	Operative – RS (Residential Suburban Zone) Notified – MRZ (Medium Density Residential Zone) Requested – Airport Noise Contour inclusion	IHP recommendation is to apply MRZ as previously detailed. Done.
439 – Jeff Vesey	Avonhead / Ilam	Operative – N/A Notified – N/A Requested – The area proposed to be Residential Suburban Zone under the Airport Noise Influence Area in Avonhead / Ilam be zoned Medium Density Residential Zone	IHP recommends that the area under the Airport Noise Influence Area be zoned MRZ or HRZ. Done.
508 – Michael Case S42A author: Ian Bayliss	60 Croziers Road and 340 Cranford Street, Mairehau	Operative – RNN (Residential New Neighbourhood Zone) Notified – MRZ / FUZ (Medium Density Residential Zone / Future Urban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative RNN is re-zoned to MRZ. Done.
151 – Defyd Williams for Papanui Heritage Group on behalf of Papanui Heritage Group	HRZ land on St James Avenue, Dormer, Perry Street, Gambia Street, Halton Street, Tomes Road, and one side of Windermere Road	Operative – St James Avenue - RS/RSDT Dormer Street - RS Perry Street - RS Gambia Street - RMD Halton Street - RS	IHP recommendation is to reject with MRZ or HRZ applying in accordance with Part 3 and 4 recommendations. Done.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
		<p>Tomes Road - RS</p> <p>Windermere Road - RS Notified – St James Avenue, Dormer Street, Perry Street, Gambia Street - HRZ</p> <p>Halton Street - MRZ</p> <p>Tomes Road - MRZ/ HRZ</p> <p>Windermere Road - HRZ on one side (MRZ on the other side) Requested – Not stated</p>	
242 – Sandamali Ambepitiya for Property Council New Zealand	Areas immediately surrounding the central city.	<p>Operative – RCC (Residential Central City Zone) Notified – HRZ (High Density Residential Zone – 6 storey precinct and 10-storey HRZ area) Requested – HRZ (High Density Residential Zone – 10-storey)</p>	IHP Clarification sought (as per Appendix 1).
905 – Declan Bransfield	Area around Riccarton Bush	<p>Operative – RS / RMD (Residential Suburban Zone / Residential Medium Density Zone) Notified – RS / MRZ (Residential Suburban Zone / Medium Density Residential Zone) Requested – HRZ (High Density Residential Zone)</p>	<p>IHP recommendation is to reject and zone MRZ or HRZ in accordance with Part 3 and 4 recommendations.</p> <p>Done.</p>
1042 – Mark Enfield	HRZ land on Bampton Street, Dallington	<p>Operative – RS / RMD (Residential Suburban Zone / Residential Medium Density Zone) Notified – HRZ (High Density Residential Zone) Requested – HRZ (High Density Residential Zone)</p>	<p>IHP recommendation is to apply HRZ as previously detailed.</p> <p>Addressed in response to Part 3 recommendations.</p>

Submitter / # / s42A Author	Location	Zone	IHP Recommendation
809 – Anita Collie for Scenic Hotel Group Limited	88 Papanui Road 96 Papanui Road 19 Holly Road	Operative – 88 Papanui Road - RMD with ACF Overlay 96 Papanui Road - RMD with ACF Overlay 19 Holly Road - RSDT Notified – HRZ (High Density Residential Zone) Requested – An alternative zone that provides for visitor accommodation and commercial activities	IHP recommendation is to apply HRZ as previously detailed, rejection of Visitor Accommodation zoning. Addressed in response to Part 3 recommendations.
36 – Alana Harper	Cashmere Hills	Operative – RH (Residential Hills Zone) Notified – MRZ (Medium Density Residential Zone) Requested – RH / FUZ (Residential Hills Zone / Future Urban Zone)	IHP recommendation is to apply MRZ as previously detailed. Done.
851 – Robert Leonard Broughton	Kauri cluster bounded by Riccarton Bush (inc Kahu Rd and Titoki St) to the north, Kauri St to the west, the lane between the commercial and residential interface to the south, Straven Rd to the east.	Operative – RS (Residential Suburban Zone) Notified – RS / MRZ / TCZ (Residential Suburban Zone / Medium Density Residential Zone / Town Centre Zone) Requested – RS (Residential Suburban Zone)	IHP recommendation is to apply HRZ / MRZ / TCZ as previously detailed. Addressed in response to Part 3 recommendations.
192 – Nan Xu	147A and 147B Yaldhurst Road	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative RS area is re-zoned to MRZ. Done.
202 – Trevor Wilson	Parts of Hollis & Bowenvale Aves. and Lansdowne Tce including Roseneath Place	Operative – RS / RH (Residential Suburban Zone / Residential Hills Zone) Notified – RS / RH (Residential Suburban Zone / Residential Hills Zone – with LPTAA) Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative RS / RH area is re-zoned to MRZ. Done.
475 – Rachel Sanders	Mount Pleasant	Operative – RH (Residential Hills Zone) Notified – RH / RS (Residential Hills Zone / Residential Suburban Zone) Requested – RH (Residential Hills Zone)	IHP recommends that operative zoning and overlays are retained, otherwise MRZ applies. Addressed as part of RH recommendations.

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121 – Cameron Matthews	Wigram	Operative – N/A Notified – N/A Requested – Wigram should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.	IHP recommends that Wigram should qualify as a Local Centre (Medium), with MRZ within 200m. Addressed in response to Part 3 recommendations.
903 – Andrew Mactier for Danne Mora Limited	Meadowlands Exemplar Overlay	Operative – RNN (Residential New Neighbourhood Zone) Notified – HRZ (High Density Residential Zone) Requested – Remove overlay	IHP recommends the removal of the Meadowlands Exemplar Overlay. Done.
695 – Amy Beran for Te Hapu o Ngati Wheke (Rapaki) Runanga	Lyttelton	Operative – RBP (Residential Banks Peninsula Zone) Notified – RBP (Residential Banks Peninsula Zone) Requested – RBP (Residential Banks Peninsula Zone)	IHP recommendation is to apply MRZ in Lyttelton, except where operative Character Areas are retained. Done.
188 – Tony Simons for Riccarton Bush - Kilmarnock Residents' Association	Matai Street West including Kahikatea Lane, Nikau Place, Harakeke St to the bridge, and Kereru Lane	Operative – RSdT / RMD (Residential Suburban Density Transition Zone / Residential Medium Density Zone) Notified – HRZ (High Density Residential Zone) Requested – RS (Residential Suburban Zone)	IHP recommendation is to apply HRZ as previously detailed. Done.
876 – Alan Ogle	RS-zoned land around Riccarton Bush	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – RS (Residential Suburban Zone)	IHP recommendation is to apply HRZ or MRZ as previously detailed. Done.
244 – Harvey Armstrong	75 Alderson Avenue, Hillsborough	Operative – RuPH / RH (Rural Port Hills Zone / Residential Hills Zone) Notified – RuPH / RH (Rural Port Hills Zone / Residential Hills Zone) Requested – RH (Residential Hills Zone)	IHP recommendation is to apply RuPH / RH as previously detailed, otherwise MRZ applies. Done.

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430 – Tracey Berry	Westall Lane, Avonhead	Operative – RS / RuUF / RH (Residential Suburban Zone / Rural Urban Fringe Zone) Notified – RS / RuUF / RH (Residential Suburban Zone / Rural Urban Fringe Zone) Requested – RS / MRZ (Residential Suburban Zone / Medium Density Residential Zone)	IHP recommendation is to apply MRZ within RS areas and retain RuUF as previously detailed. Done.
158 – Susan Thomas	Dallington	Operative – RS / SPOA (Residential Suburban Zone / Specific Purpose (Otakaro Avon River Corridor) Zone) Notified – RS / SPOA (Residential Suburban Zone / Specific Purpose (Otakaro Avon River Corridor) Zone – LPTA and TMA QMs) Requested – RS / SPOA (Residential Suburban Zone / Specific Purpose (Otakaro Avon River Corridor) Zone)	IHP recommendation is to apply MRZ within RS areas and SPOA as previously detailed. Done.
730 – Geoff White for Gwynfa Ave Residents Association	Gwynfa Avenue, Cashmere	Operative – RH (Residential Hills Zone) Notified – MRZ (Medium Density Residential Zone) Requested – RH (Residential Hills Zone)	IHP recommends that operative zoning and overlays are retained, otherwise MRZ applies. Addressed as part of RH recommendations.