

## PC 14 COUNCIL REPLY – UPDATED SUBMISSIONS WITH RECOMMENDATION – KIRK LIGHTBODY S42A REPORT

The following provides an updated account of response to submissions relevant to the s42A of Kirk Lightbody.

Changes to recommended responses to submissions have been formatted in the same manner as Right of Reply provisions, being text in **bold dark orange underlined** indicates responses to submissions that are recommended to be altered from the recommendations to the s42A and text recommended to be deleted in **~~bold dark orange strikethrough~~**.

Where the officer recommendation on a specific submission point is to “reject”, this recommendation may be based on planning merit or if the submission point is considered outside the scope of this plan change, including being a matter not able to be considered through a change to the District Plan.

Council has provided documentation of both original and further submissions, which is available via the following link:

<https://makeasubmission.ccc.govt.nz/PublicSubmissionSearch.aspx>.

.Sub. No.	Submitter name	Summary of relief sought	Reporting Officer recommendation on submission point
118.3	Spreydon Lodge Limited	Amend Policy 15.2.2.2 ‘Comprehensive approach to development of the North Halswell and Belfast/ Northwood Key Activity Centres’ to remove reference to main street at part15.2.2.2(b)(ii) as follows: b. Require development within the North Halswell Key Activity Centre to:ii. provide high quality public open spaces, a strong main street with a concentration of finergrain retailing, and strong linkages between key anchor stores;	Reject
<b>Issue 1 – Zoning of Centres – Riccarton, Papanui and Hornby</b>			
855.29	Lendlease Limited	Amend Objective 15.2.2 to include reference to the “Metropolitan Centre Zone”	Reject
	<b>Further Submitters</b>		
	Scentre	#FS2090.40	Support
104.1	Colin McGavin	That Papanui is zoned a [Local Centre instead of a Town Centre]	Reject
156.1	Maureen McGavin	That Papanui is zoned a [Local Centre instead of a Town Centre]	Reject
188.2	Riccarton Bush – Kilmarnock Residential Association	That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.	Reject

	<b>Further Submitters</b>			
	Tony Dale	#FS2036.2	Support	Reject
	Christchurch Civic Trust	#FS2037.239	Support	Reject
	Christchurch International Airport Limited	#FS2052.287	Support	Reject
	Ryman Healthcare Limited	#FS2063.24	Oppose	Accept
	Retirement Village Association of New Zealand Incorporated	#FS2064.23	Oppose	Accept
	Kāinga Ora	#FS2082.93	Oppose	Accept
	Scentre	#FS2090.4	Oppose	Accept
260.1	Scentre (New Zealand) Limited		Riccarton should be recognized as a Metropolitan Centre in the District Plan to be in line with the NPS-UD as opposed to a Town Centre.	Reject
	<b>Further Submitters</b>			
	Christchurch Civic Trust	#FS2037.351	Oppose	Accept
	Christchurch International Airport Limited	#FS2052.145	Oppose	Accept
	Riccarton Bush Kilmarnock Residents Association	#FS2062.52	Oppose	Accept
	Ryman Healthcare Limited	#FS2063.38	Support	Reject
	Retirement Village Association of New Zealand Incorporated	#FS2064.37	Support	Reject
	Kāinga Ora	#FS2082.222	Support	Reject
638.1	Central Riccarton		That Riccarton is not classified as a Town Centre	Reject

	Residents' Association Inc			
	<b>Further Submitters</b>			
	Riccarton Bush Kilmarnock Residents Association	#FS2062.26	Support	Reject
	Ryman Healthcare Limited	#FS2063.54	Oppose	Accept
	Retirement Village Association of New Zealand Incorporated	#FS2064.53	Oppose	Accept
	Kāinga Ora	#FS2082.328	Oppose	Accept
	Scentre	#FS2090.6	Oppose	Accept
686.1	Robyn Thomson		Riccarton Centre is reclassified to a local town centre	Reject
	<b>Further Submitters</b>			
	Riccarton Bush Kilmarnock Residents Association	#FS2062.27	Support	Reject
	Scentre	#FS2090.9	Oppose	Accept
689.1	Canterbury Regional Council		Retain Centres as notified	Accept
	<b>Further Submitters</b>			
	Christchurch Civic Trust	#FS2037.1077	Support	Accept
834.239	Kāinga Ora		Introduce Metropolitan Centre Zones for Riccarton, Hornby, Papanui Northlands	Reject
	<b>Further Submitters</b>			
	Catholic Diocese of Christchurch	#FS2044.96	Oppose	Accept
	Carter Group Limited	#FS2045.100	Oppose	Accept
	Christchurch International Airport Limited	#FS2052.25	Oppose	Accept

	Ryman Healthcare Limited	#FS2063.150	Support	Reject
	Retirement Village Association of New Zealand Incorporated	#FS2064.144	Support	Reject
	Scentre	#FS2090.26	Support	Reject
876.2	Alan Ogle		Seek amendment to change Riccarton to a Town or Neighbourhood Centre, not a Large Town Centre	Reject
	<b>Further Submitters</b>			
	Riccarton Bush Kilmarnock Residents Association	#FS2062.28	Support	Reject
	Robert Broughton	#FS2083.10	Support	Reject
	Scentre	#FS2090.60	Oppose	Accept
132.3	Tiffany Boyle		Revoke the idea of high rise housing buildings in Hornby and work to rebuild existing infrastructure to handle the current demand in the area.	Reject
188.26	Riccarton Bush – Kilmarnock Residents Association		That the extent of the Riccarton commercial zone is reduced, to end at Picton Ave	Reject
	<b>Further Submitters</b>			
	Christchurch International Airport Limited	#FS2052.311	Support	Reject
	Christchurch Civic Trust	#FS2037.263	Support	Reject
259.2	Ara Poutama Aotearoa		Retain the proposed Town Centre Zone for Winston Avenue Community Corrections, 16 Winston Avenue, Papanui.	Accept
679.8	Tony Dale		Because it is adjacent to the Christchurch CBD, Riccarton should not, as is proposed, be designated a large Town Centre. This will worsen the situation that allowed Riccarton to get to its current size in the first place - largely at the expense of the CBD.	Reject
	<b>Further Submitters</b>			
	Riccarton Bush Kilmarnock Residents Association	#FS2062.37	Support	Reject
<b>Issue 1 – Zoning of Centres - Town Centre Zoning of Church Corner, Sydenham, Merivale, Halswell, Addington and North West Belfast</b>				

834.239	Kāinga Ora		Amend role and function of Church Corner, Sydenham and Merivale from 'Local Centre (Large)' to 'Town Centre'.	Reject
<b>Further Submitters</b>				
	Christchurch Civic Trust	#FS2037.31	Oppose	Accept
	Catholic Diocese of Christchurch	#FS2044.97	Oppose	Accept
	Carter Group Limited	#FS2045.101	Oppose	Accept
	Riccarton Bush Kilmarnock Residents Association	#FS2062.53	Oppose	Accept
	Ryman Healthcare Limited	#FS2063.151	Support	Reject
	Retirement Village Association of New Zealand Incorporated	#FS2064.145	Support	Reject
	Scentre	#FS2090.27	Seek Amendment	Reject
74.2	Tony Rider		Support for Bush Inn's/Church Corner zoning as a Local Centre Zone and not Town Centre Zone.	Accept
<b>Further Submitters</b>				
	Christchurch Civic Trust	#FS2037.154	Support	Accept
678.7	Logan Clarke		Seeks the addition of a town centre zone along Lincoln road in Addington.	Reject
705.5	Foodstuffs		Retain Halswell Town Centre Zone as notified	Accept
917.2	Belfast Village Centre Limited		Amend the zoning of land at 751, 1/753 and 2/753 and 755 Main North Road from Future Urban Zone to Town Centre Zone	Reject
917.3	Belfast Village Centre Limited		Amend the zoning of land at 40B Johns Road (Lot 3 DP 540607 and Section 4 Survey OfficePlan 533991) from Future Urban Zone to Town Centre Zone.	Reject
<b>Issue 1 – Zoning of Centres – Local Centre Zoning</b>				
55.17	Tobias Meyer		Supports Addington as a Local Centre	Accept
<b>Further Submitters</b>				
	Christchurch International Airport Limited	#FS2052.180	Oppose	Reject

74.2	Tony Rider		Support for Bush Inn's/Church Corner zoning as a Local Centre Zone and not Town Centre Zone.	Accept
740.6	Woolworths		Amend Table 15.1 to elevate the St Albans Centre from Neighbourhood to Local Centre (Small)	Reject
	<b>Further Submitters</b>			
	Kāinga Ora	#FS2082.488	Support	Reject
259.1	Ara Poutama Aotearoa		Retain the proposed Local Centre Zone for Rāwhiti Community Corrections, 296 Breezes Road, Aranui.	Accept
676.17	Jack Gibbons		Rezone all Neighborhood Center Zones (NCZ)'s larger than 3000sqm as Local Center Zone (LCZ).	Reject
725.4	Sophie Burt		Addington should be included as a Local Centre Zone	Accept
	<b>Further Submitters</b>			
	Christchurch International Airport Limited	#FS2052.156	Oppose	Reject
814.239	Carter Group		Retain the LCZ shown for the Avonhead Shopping Centre on the Withells/Merrin corner as notified.	Accept
	<b>Further Submitters</b>			
	Kāinga Ora	#FS2082.1069	Seek Amendment	Accept
439	Jeff Vesey		The Avonhead shops on the corner of Withells Road and Merrin Street should be rezoned Local Centre Zone and the surrounding area be subject to housing intensification rules as per other Local Centres such as Prestons in Burwood.	Accept in part
	<b>Further Submitters</b>			
	Christchurch International Airport Limited	#FS2052.125	Oppose	Accept in part
<b>Issue 2 – Classification of Centres in Table 15.1 – Approach to Classification</b>				
834.239	Kāinga Ora		Consolidate all Local Centres into a simple category i.e. delete the distinction between 'small' and 'medium'.	Accept in part
	<b>Further Submitters</b>			
	Christchurch Civic Trust	#FS2037.31	Oppose	Reject
	Catholic Diocese of Christchurch	#FS2044.97	Oppose	Reject
	Carter Group Limited	#FS2045.101	Oppose	Reject
	Riccarton Bush Kilmarnock Residents Association	#FS2062.53	Oppose	Reject

	Ryman Healthcare Limited	#FS2063.151	Support	Accept
	Retirement Village Association of New Zealand Incorporated	#FS2064.145	Support	Accept
	Scentre	#FS2090.27	Seek Amendment	Accept
902.15	Waipuna Halswell-Hornby-Riccarton Community Board		That there be Town Centres, Local Centres and Neighbourhood Centres only and as such that Large Town Centre, Large Local Centre and Medium Local Centre be removed	Accept in part
<b>Further Submitters</b>				
	Riccarton Bush Kilmarnock Residents Association	#FS2062.29	Support	Accept in part
	Kāinga Ora	#FS2082.1277	Oppose	Accept in part
	Scentre	#FS2090.62	Oppose	Accept in part
<b>Issue 2 – Classification of Centres in Table 15.1 – Large Town Centres</b>				
876.2	Alan Ogle		Seek amendment to change Riccarton to a Town or Neighbourhood Centre, not a Large Town Centre	Reject
<b>Further Submitters</b>				
	Riccarton Bush Kilmarnock Residents Association	#FS2062.28	Support	Reject
	Robert Broughton	#FS2083.10	Support	Reject
	Scentre	#FS2090.60	Oppose	Accept
188.2	Riccarton Bush – Kilmarnock Residents Association		That Riccarton be a Town Centre or Neighbourhood Centre, not a Large Town Centre.	Reject
<b>Further Submitters</b>				
	Tony Dale	#FS2036.2	Support	Reject
	Christchurch Civic Trust	#FS2037.239	Support	Reject

	Christchurch International Airport Limited	#FS2052.287	Support	Reject
	Ryman Healthcare Limited	#FS2063.24	Oppose	Accept
	Retirement Village Association of New Zealand Incorporated	#FS2064.23	Oppose	Accept
	Kāinga Ora	#FS2082.93	Oppose	Accept
	Scentre	#FS2090.4	Oppose	Accept
686.1	Robyn Thomson		Riccarton Centre is reclassified to a local town centre	Reject
<b>Further Submitters</b>				
	Riccarton Bush Kilmarnock Residents Association	#FS2062.27	Support	Reject
	Scentre	#FS2090.9	Oppose	Accept
679.8	Tony Dale		Because it is adjacent to the Christchurch CBD, Riccarton should not, as is proposed, be designated a large Town Centre. This will worsen the situation that allowed Riccarton to get to its current size in the first place - largely at the expense of the CBD	Reject
<b>Further Submitters</b>				
	Riccarton Bush Kilmarnock Residents Association	#FS2062.37	Support	Reject
132.3	Tiffany Boyle		Revoke the idea of high rise housing buildings in Hornby and work to rebuild existing infrastructure to handle the current demand in the area	Reject
104.1	Colin McGavin		That Papanui is zoned a [Local Centre instead of a Town Centre]	Reject
156.1	Maureen McGavin		That Papanui is zoned a [Local Centre instead of a Town Centre]	Reject
<b>Issue 2 - Classification of Centres in Table 15.1 – Large Local Centres</b>				
131.1	John Edilson		Oppose the identification of Merivale as a large Local Centre	Reject
689.55	Canterbury Regional Council		[Retain Policy 15.2.2.1 as notified]	Accept in part
<b>Further Submitters</b>				
	Christchurch Civic Trust	#FS2037.1077	Support	Accept in part



258.2	Stephen Bryant		Re-designate Merivale a Medium Town Centre.	Reject
814.181	Carter Group		Amend Table 15.1 to reclassify Avonhead as a Local Centre (large), rather than Local Centre (small)	Reject
	<b>Further Submitters</b>			
	Kāinga Ora	#FS2082.1011	Seek Amendment	Reject
673.2	Anne Ott		Seek amendment to reclassify Merivale from a Local Centre (large) to Local Centre (Medium) with associated impact on residential zoning.	Reject
823.147	The Catholic Diocese of Christchurch		Amend Table 15.1 to reclassify Avonhead as a Local Centre (large), rather than Local Centre (small).	Reject
	<b>Further Submitters</b>			
	Christchurch Civic Trust	#FS2037.1379	Oppose	Accept
	Carter Group Limited	#FS2045.320	Support	Reject
	Kāinga Ora	#FS2082.1163	Seek Amendment	Reject
902.15	Waipuna Halswell-Hornby-Riccarton Community Board		Large Local Centre not apply at Church Corner	Reject
	<b>Further Submitters</b>			
	Riccarton Bush Kilmarnock Residents Association	#FS2062.29	Support	Reject
	Kāinga Ora	#FS2082.1277	Oppose	Accept
	Scentre	#FS2090.62	Oppose	Accept
725.4	Sophie Burt		Addington should be included in as a Large Local Centre	Reject
	<b>Further Submitters</b>			
	Christchurch International Airport Limited	#FS2052.156	Oppose	Accept
74.1	Tony Rider/Church Corner Residents Association		Amend Bush Inn's status in the Centres hierarchy to remain a neighbourhood/local centre	Accept
	<b>Further Submitters</b>			

	Christchurch Civic Trust	#FS2037.153	Support	Accept
917.4	Belfast Village Centre Limited		Amend Table 15.1 to categorise North West Belfast as a 'medium' Local Centre rather than a 'small' Local Centre as notified	Reject
121.24	Cameron Matthews		Change Addington to a Medium Local Centre.	Reject
<b>Further Submitters</b>				
	Christchurch International Airport Limited	#FS2052.214	Oppose	Accept
121.25	Cameron Matthews		Lyttleton should qualify as a Local Centre (Medium).	Reject
<b>Further Submitters</b>				
	Christchurch International Airport Limited	#FS2052.215	Oppose	Accept
121.33	Cameron Matthews		Sumner should qualify as a Local Centre (Medium).	Reject
<b>Further Submitters</b>				
	Christchurch International Airport Limited	#FS2052.223	Oppose	Accept
121.34	Cameron Matthews		Wigram should qualify as a Local Centre (Medium).	Reject
<b>Further Submitters</b>				
	Christchurch International Airport Limited	#FS2052.224	Oppose	Accept
<b>Issue 3 – Heights Height and density enablement in Centres</b>				
26.3, 26.4, 26.5	Rosemary Fraser		Opposes change to height limits and having buildings 90m tall.	Reject
<b>Further Submitters</b>				
	Kāinga Ora	#FS2082.7, #FS2082.8, #FS2082.9	Oppose	Accept
	Cambridge 137 Limited	#FS2042.3, #FS2042.4, #FS2042.5	Oppose	Accept
171.7, 171.8, 171.9	Paul McNoe		[Reduce permitted building height] That the permitted height limits within the <u>existing</u> District Plan (prior to PC14) are retained to the maximum extent possible	Reject

191.10, 191.11, 191.12	Logan Brunner		[Retain increased building height]	Reject
224.10, 224.11, 224.12, 224.13, 224.14, 224.15	Richard Ball		That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.	Reject
<b>Further Submitters</b>				
	Kāinga Ora	#FS2082.174, #FS2082.175, #FS2082.176, #FS2082.177, #FS2082.178, #FS2082.179	Oppose	Accept
260.3	Scentre (New Zealand) Limited		Amend Rule 15.4.2.2 of PC14 to allow a maximum building height of 50m for Riccarton as opposed to the 22m proposed.	Reject
<b>Further Submitters</b>				
	Christchurch Civic Trust	#FS2037.352	Oppose	Reject
	Christchurch International Airport Limited	#FS2052.147	Oppose	Reject
	Kāinga Ora	#FS2082.223	Support	Accept
276.21, 276.22, 276.22, 276.24, 276.25	Steve Burns		Seek maximum height of 5 stories in Christchurch	Reject
297.18, 297.20, 297.22, 297.24, 297.26, 297.28	Kate Z		That resource consent to be required for buildings greater than two stories and all subdivisions.	Reject
337.5, 337.7, 337.9, 337.11, 337.13, 337.15	Anna Melling		That maximum heights be lowered to account for lower sun height further south.	Reject
338.6, 338.7, 338.8, 338.9	Kate Revell		Restrict building heights to a maximum of 22 metres.	Reject

339.6, 339.7, 339.8, 339.9	Chris Neame		Restrict maximum height for development to 22 metres	Reject
635.7	Suzi Chisholm		Support 6 to 10 storey residential buildings near commercial centres.	Accept
834.264, 834.280, 834.281	Kāinga Ora		Adopt Metropolitan Centre Zone and 53m Amend Heights for Town Centres 22m Amend Heights for Local Centre Medium to 20m Amend Heights for Local Centre Small to 14m Amend Heights for Neighbourhood Centre to 14m Amend Heights for Neighbourhood Centre in Central City to 32m	Accept in part
<b>Further Submitters</b>				
	Ryman Healthcare Limited	#FS2063.153, #FS2063.154	Support	Accept in part
	Retirement Village Association of New Zealand Incorporated	#FS2064.147, #FS2064.148	Support	Accept in part
842.50	Fire and Emergency		Retain 15.4.2.2-Maximum building height as notified	Reject
842.52, 842.54	Fire and Emergency		Amend 15.5.2.2, 15.6.2.1 - Maximum building height as follows: <u>Advice note:</u> 1. See the permitted height exceptions contained within the definition of height 2. Emergency service facilities, emergency services towers and communication poles are exempt from this rule.	Reject
870.5, 870.6, 870.17	Susanne Antill		Oppose increased height limits of buildings.	Reject
886.6	Helen Broughton		Oppose changing the maximum height of commercial buildings from 20 to 22 metres for existing commercial buildings adjoining a residential zone.	Reject
<b>Further Submitters</b>				
	Christchurch International Airport Limited	#FS2052.276	Support	Reject
	Kāinga Ora	#FS2082.824	Oppose	Accept
893.5, 893.6, 893.7	Susanne and Janice Antill		Oppose increased height limits of buildings.	Reject
902.16, 902.17	Waipuna Halswell-Hornby-Riccarton		[That the permitted] building height [is reduced to no more than] 12 metres.	Reject

	Community Board			
	<b>Further Submitters</b>			
	Ryman Healthcare Limited	#FS2063.184, #FS2063.185	Oppose	Accept
	Retirement Village Association of New Zealand Incorporated	#FS2064.178, #FS2064.179	Oppose	Accept
	Kāinga Ora	#FS2082.1278, #FS2082.1279	Oppose	Accept
	Scentre	#FS2090.63	Oppose	Accept
902.21	Waipuna Halswell-Hornby-Riccarton Community Board		[T]hat the maximum height of low rise commercial buildings by a residential sector be reduced to 14 metres. [A]t a minimum, [that] the height remain at the current level of 20 metres.	Reject
	<b>Further Submitters</b>			
	Kāinga Ora	#FS2082.1283	Oppose	Accept
814.196	Carter Group		Supports Rule 15.5.2.2. Retain as notified.	Accept in part
	<b>Further Submitters</b>			
	Kāinga Ora	#FS2082.1026	Seek Amendment	Accept
823.162	The Catholic Diocese of Christchurch		Retain the amendments as proposed.	Reject
	<b>Further Submitters</b>			
	Christchurch Civic Trust	#FS2037.1394	Oppose	Accept
	Carter Group Limited	#FS2045.335	Support	Reject
334.12	Luke Baker-Garters		Removal of all central city maximum building height overlays. [as it relates to NCZ in Central City]	Reject
627.4	Plain and Simple Ltd		That the objectives within PC 14 are amended to explicitly include recognition of the role of housing in fostering social cohesion and a sense of community belonging.	Reject
814.180	Carter Group Limited		Seeks that a new and explicit policy is included in regard to anticipated building heights, consistent with NPS-UD policy 3	Reject
	<b>Further Submitters</b>			

	Kāinga Ora	#FS2082.1010	Seek Amendment	Reject
855.28	Lendlease Limited		Amend 15.1 Introduction to include reference to the “Metropolitan Centre Zone”	Reject
<b>ISSUE 4 – Chapter 15 – Objective 15.2.2 - Centres-based framework for commercial activities</b>				
475.2	Rachel Sanders		We support Council’s plan to increase focus on the urban hubs	Accept
855.29	Lendlease		Amend Objective 15.2.2 to include reference to the “Metropolitan Centre Zone”	Reject
	<b>Further Submitters</b>			
	Scentre	#FS2090.40	Support	Reject
<b>ISSUE 4 – Chapter 15 – Policy 15.2.2.1 and Table 15.1 - Role of centres</b>				
689.55	Canterbury Regional Council		[Retain Policy 15.2.2.1 as notified]	Accept
	<b>Further Submitters</b>			
	Christchurch Civic Trust	#FS2037.1077	Support	Accept
705.15	Foodstuffs		Retain specific recognition of supermarket activity in Table 15.1	Accept
740.5	Woolworths		Support amendments to Table 15.1 of Policy 15.2.2.1 in so far as these reflect National Planning Standards nomenclature.	Accept
811.76	RVA		Amend Row B and C of Table 15.1 to refer to “at least medium” density housing being contemplated in Town Centres.	Accept
	<b>Further Submitters</b>			
	Summerset Group Holdings Limited	#FS2097.70	Support	Accept
811.76	RVA		Amend Row B and C of Table 15.1 to delete the reference to “above ground floor level”.	Accept
	<b>Further Submitters</b>			
	Summerset Group Holdings Limited	#FS2097.70	Support	Accept
855.30	Kāinga Ora		Retain “B. Town Centre: Key Activity Centre: Retain reference to ‘High Density Housing is contemplated ... and around larger local centres’” “C. Local Centres: Retain reference to ‘High Density Housing is contemplated ... and around larger local centres’”	Accept
881.25	Red Spur Limited		Amend 15.2.2.1 Policy – Role of centres Table 15.1 to exclude Redmund Spur from proposed Neighbourhood Centres	Reject
<b>ISSUE 4 – Chapter 15 – Policy 15.2.2.2 - Comprehensive approach to development of the North Halswell and Belfast/ Northwood Key Activity Centres</b>				

118.3	Spreydon Lodge Limited		Amend Policy 15.2.2.2 'Comprehensive approach to development of the North Halswell and Belfast/ Northwood Key Activity Centres' to remove reference to main street at part15.2.2.2(b)(ii) as follows: b. Require development within the North Halswell Key Activity Centre to:ii. provide high quality public open spaces, a strong main street with a concentration of finergrain retailing, and strong linkages between key anchor stores;	Reject
780.19	Josie Schroder		Amend Policy 15.2.2.2 to limit high trip generating activities, and to require the protection and provision of land for new pedestrian/cycle/green infrastructure/road links.	Reject
	<b>Further Submitters</b>			
	Christchurch Civic Trust	#FS2037.757	Support	Reject
<b>ISSUE 4 – Chapter 15 – Policy 15.2.2.5 – Banks Peninsula Commercial Centres</b>				
695.1	Te Hapū o Ngāti Wheke (Rāpaki) Rūnanga		Recognise Ngāi Tahu whānui development aspirations in Banks Peninsula.	Accept in part
	<b>Further Submitters</b>			
	Christchurch Civic Trust	#FS2037.994	Support	Accept in part
	Lyttelton Port Company Limited	#FS2054.19	Oppose	Accept in part
<b>ISSUE 4 – Chapter 15 - Policy 15.2.2.7 – Residential Activity in Town and Local Centres</b>				
571.30	James Harwood		High-density housing near the city and commercial centres supported.	Accept in part
834.240	Kāinga Ora		Amend Policy 15.2.2.7 as follows: Residential activity in Town, Local and <b>neighbourhood</b> centres	Accept
	<b>Further Submitters</b>			
	Ryman Healthcare Limited	#FS2063.152	Support	Accept
	Retirement Village Association of New Zealand Incorporated	#FS2064.146	Support	Accept
811.77	RVA		Retain Policy 15.2.2.7 (and associated Rule 15.14.2.2(f)) as amended by the Plan Change 5B appeal process.	Accept
	<b>Further Submitters</b>			
	Summerset Group	#FS2097.71	Support	Accept

	Holdings Limited			
<b>ISSUE 4 – Chapter 15 - Objective 15.2.3 Office parks and mixed use areas outside the central city</b>				
689.56	Canterbury Regional Council		[Retain Objective 15.2.3 as notified]	Accept in part
<b>Further Submitters</b>				
	Christchurch Civic Trust	#FS2037.1078	Support	Accept in part
760.1	ChristchurchNZ		Amend to insert the term "walkable" as follows: "Objective 15.2.3 – mixed use zones located close to the City Centre Zone transition into high density <b>walkable</b> residential neighbourhoods that contribute to an improved diversity of housing type, tenure and affordability and support a reduction in greenhouse gasemissions"	Accept in part
<b>Further Submitters</b>				
	Kāinga Ora	#FS2082.530	Support	Accept in part
814.182	Carter Group		Support Objective 15.2.3. Retain as notified.	Accept in part
<b>Further Submitters</b>				
	Kāinga Ora	#FS2082.1012	Seek Amendment	Accept in part
823.148	The Catholic Diocese of Christchurch		Support Objective 15.2.3 as notified	Accept in part
<b>Further Submitters</b>				
	Christchurch Civic Trust	#FS2037.1380	Support	Accept in part
	Carter Group Limited	#FS2045.321	Oppose	Accept in part
834.241	Kāinga Ora		Amend the objective as follows: 15.1.1 Objective - Office parks and mixed use areas <del>outside the central city</del> <b>(except the Central City Mixed Use and Central City Mixed Use (South) Zones)</b> . a. Recognise the existing nature, scale and extent of commercial activity within the Commercial Office and Commercial Mixed Use Zones, but avoid the expansion of existing, or the development of new office parks and/or mixed use areas. b. Mixed use zones located <b>within a 15min walking distance</b> of close to the City Centre Zone transition into high density residential neighbourhoods that contribute to an improved diversity of housing type, tenure and affordability and support a reduction in greenhouse gasemissions.	Accept in part
<b>Further Submitters</b>				
	ChristchurchNZ	#FS2048.2	Oppose	Accept in part
811.78	RVA		Retain Objective 15.2.3 as notified.	Accept
<b>Further Submitters</b>				
	Summerset Group	#FS2097.72	Support	Accept



	Holdings Limited			
<b>ISSUE 4 – Chapter 15 - Policy 15.2.3.2 Mixed Use Areas outside the central city</b>				
689.56	Canterbury Regional Council		[Retain Policy 15.2.3.2 as notified]	Accept in part
<b>Further Submitters</b>				
	Christchurch Civic Trust	#FS2037.1078	Support	Accept in part
760.2	ChristchurchNZ		Amend as follows:... (b) Support mixed use zones located within a 15minute walking distance of the City Centre Zone to transition into high quality <u>walkable</u> residential neighbourhoods by:..... (iv) encourage <u>ing</u> ... (v) <u>limiting new high trip generating activities</u> ;and <u>(vi) promoting a network of safe, convenient and attractive pedestrian and cycle connections within the zone and to adjoining neighbourhoods.</u>	Accept in part
<b>Further Submitters</b>				
	Christchurch Civic Trust	#FS2037.813	Support	Accept in part
	Ryman Healthcare Limited	#FS2063.91	Seek Amendment	Accept in part
	Retirement Village Association of New Zealand Incorporated	#FS2064.88	Oppose	Accept in part
	Kāinga Ora	#FS2082.531	Support	Accept in part
814.183	Carter Group		Support Policy 15.2.3.2. Retain as notified.	Accept in part
<b>Further Submitters</b>				
	Kāinga Ora	#FS2082.1013	Seek Amendment	Accept in part
823.149	The Catholic Diocese of Christchurch		Support Policy 15.2.3.2 as notified	Accept in part
<b>Further Submitters</b>				
	Christchurch Civic Trust	#FS2037.1381	Oppose	Accept in part
	Carter Group Limited	#FS2045.322	Support	Accept in part
834.242	Kāinga Ora		Amend as follows: (a) 15.2.3.2 Policy – Mixed use areas <del>outside the central city</del> <b>(except the Central City Mixed Use and Central City Mixed Use(South) Zones)</b> a. Recognise the existing nature,	Accept in part

			<p>scale and extent of retail activities and offices <b>in mixed use zones outside the central city in Addington, New Brighton, off Mandeville Street and adjoining Blenheim Road</b>, while limiting their future growth and development to ensure commercial activity in the City is focussed within the network of commercial centres.</p> <p><b>b. Support mixed use zones at Sydenham, Addington, off Mandeville Street, and Philipstown located within a 15 minute walking distance of the City Centre Zone</b>, to transition into high <b>good</b> quality residential neighbourhoods by:</p> <p>ii. ensuring that the location, form and layout of residential development <b>supports the objective of reducing greenhouse gas emissions and</b> provides for greater housing diversity including alternative housing models;</p> <p>iii. requiring developments to achieve a <b>high good</b> standard of on-site residential amenity <b>to offset and improve the current low amenity industrial environment</b> and mitigate potential conflicts between uses;</p> <p>iv. encourage small-scale building conversions to residential use where they support sustainable re-use and provide <b>high good</b> quality living space. <del>and contribute to the visual interest of the area.</del></p> <p>Delete c and d.</p>	
<b>Further Submitters</b>				
	ChristchurchNZ	#FS2048.4	Oppose	Accept in part
811.79	RVA		<p>The RVA seeks to amend Policy 15.2.3.2 as follows to remove provisions that have the potential to refine / limit the intensification provisions of the Enabling Housing Act:</p> <p><b>Policy 15.2.3.2</b></p> <p>a. ...</p> <p>b. Support mixed use zones located within a 15 minute walking distance of the City Centre Zone, to transition into high quality residential neighbourhoods by:</p> <p>i. ...</p> <p>ii. ...</p> <p>iii. <b>Encouraging</b> developments to achieve a high standard of on-site residential amenity to offset and improve the current low amenity industrial environment and mitigate potential conflicts between uses;</p>	Reject
<b>Further Submitters</b>				
	ChristchurchNZ	#FS2094.1	Oppose	Accept
	Summerset Group Holdings Limited	#FS2097.73	Support	Reject
248.1	Annex Developments		<p>add a new clause to proposed policy 15.2.3.2 as follows:</p> <p><b><u>e. To encourage the redevelopment of areas located within a Brownfield Overlay on the planning maps to allow a mix of commercial and residential activities.</u></b></p>	Reject

	<b>Further Submitters</b>			
	Catholic Diocese of Christchurch	#FS2044.155	Support	Reject
	ChristchurchNZ	#FS2048.3	Oppose	Accept
	Christchurch International Airport Limited	#FS2052.50	Oppose	Accept
<b>Objective 15.2.4– Urban Form, Scale and Design Outcomes</b>				
212.16	The Fuel Companies - BP Oil, Z Energy and Mobil Oil		Retain as notified	Accept in part
	<b>Further Submitters</b>			
	KiwiRail	#FS2055.6	Support	Accept in part
689.58	Canterbury Regional Council		[Retain Objective as notified]	Accept in part
	<b>Further Submitters</b>			
	Christchurch Civic Trust	#FS2037.1080	Support [Retain Objective as notified] [Itis] consistent with the CRPS and give[s] effect to national direction.	Accept in part
760.3	ChristchurchNZ		Retain as notified.	Accept in part
780.20	Josie Schroder		Retain Objective 15.2.4 as notified.	Accept in part
	<b>Further Submitters</b>			
	Christchurch Civic Trust	#FS2037.758	Support - Retain Objective 15.2.4 as notified. Provides the strategic intent that supports the direction for a desirable city form that addresses climate change imperatives.	Accept in part
814.184	Carter Group		Amend clause (a)(iv) and (vi) as follows: iv. manages adverse effects (including reverse sensitivity effects) on the site and surrounding environment, including effects that contribute to climate change; and... vi. Promotes a zoning and development framework that <b>supports a reduction in greenhouse gas emissions.</b>	Accept
	<b>Further Submitters</b>			
	ChristchurchNZ	#FS2048.5	Support	Accept
	Kāinga Ora	#FS2082.1014	Seek amendment	Accept
823.150	The Catholic Diocese of Christchurch		Amend clause (a)(iv) and (vi) as follows: iv. manages adverse effects (including reverse sensitivity effects) on the site and surrounding environment, including effects that contribute to climate change; and... vi.	Accept

			Promotes a zoning and development framework that <b><u>sSupports a reduction in greenhouse gas emissions.</u></b>	
<b>Further Submitters</b>				
	Christchurch Civic Trust	#FS2037.1382	Oppose	Reject
	Carter Group Limited	#FS2045.323	Support	Accept
	ChristchurchNZ	#FS2048.6	Support	Accept
	Kāinga Ora	#FS2082.1164	Seek amendment	Reject
834.243	Kāinga Ora		Retain the objective as notified.	Accept in part
842.49	Fire and Emergency		Retain 15.2.4-Objective - Urban form, scale and design outcomes as notified.	Accept in part
855.31	Lendlease Limited		Amend Objective 15.2.4 to include reference to the“Metropolitan Centre Zone”.	Reject
<b>Further submitters</b>				
	Scentre	#FS2090.42	Support	Reject
811.80	RVA		<i>Amend Objective 15.2.4 to recognise that environments change and develop over time:</i> 15.2.4 Objective – Urban form, scale and design outcomes a. A scale, form and design of development that is consistent with the role of a centre and its contribution to city form, and the intended built form outcomes for mixed use zones, and which: i. ... ii. contributes to an urban environment that is visually attractive, safe, easy to orientate, conveniently accessible, and responds positively to anticipated local character and context, <b><u>recognising that urban environments develop and change over time;</u></b> iii. recognises the functional and operational requirements of activities and the anticipated <b><u>and changing</u></b> built form;	Reject
<b>Further Submitters</b>				
	Boffa Miskell Limited	#FS2097.74	Support	Reject
<b>ISSUE 4 – Chapter 15 - Policy 15.2.4.1 (b)(ii) and (b)(iv)</b>				
705.16	Foodstuffs		Amend one or all of 15.2.4 associated policies to recognise that supermarkets may be located in and around centres, but have operational and functional requirements which limit their scale, form of development (to less than that anticipated)	Reject
689.59	Canterbury Regional Council		[Retain 15.2.4.1 Policy as notified]	Accept
<b>Further Submitters</b>				
	Christchurch Civic Trust	#FS2037.1081	Support [Retain Policy as notified]	Accept
760.4	ChristchurchNZ		Retain b. as notified	Accept

780.21	Josie Schroder		Retain Policy 15.2.4.1 as notified.	Accept
	<b>Further Submitters</b>			
	Christchurch Civic Trust	#FS2037.759	Support	Accept
814.185	Carter Group		Delete the amendments to clause (a) of Policy 15.2.4.1. Adopt the amendments to clause (b) of the policy.	Accept in part
823.151	The Catholic Diocese of Christchurch		Delete the amendments to clause (a) of the policy. Adopt the amendments to clause (b) of the policy.	Accept in part
	<b>Further Submitters</b>			
	Christchurch Civic Trust	#FS2037.1383	Oppose	Accept in part
	Carter Group Limited	#FS2045.324	Support	Accept in part
	Kāinga Ora	#FS2082.1165	Seek Amendment	Accept in part
834.244	Kāinga Ora		Amend Clause (b) as follows: b. The scale and form of development in <u>other commercial</u> centres shall: i. reflect the context, character and the anticipated scale of the zone and centre's function by: ii. <del>providing for the tallest buildings and greatest scale of development in the city centre to reinforce its primacy for Greater Christchurch and enable as much development capacity as possible to maximise the benefits of intensification;</del> Retain the remaining parts of clause (b) as notified.	Accept in part
	<b>Further Submitters</b>			
	Christchurch Civic Trust	#FS2037.32	Support	Accept
	Catholic Diocese of Christchurch	#FS2044.99	Support	Accept
	Carter Group Limited	#FS2045.103	Support	Accept
855.32	Lendlease Limited		Amend Policy 15.2.4.1(b) to reference the "Metropolitan Centre Zone"	Reject
<b>ISSUE 4 – Chapter 15 - Policy 15.2.4.2 Design of new development</b>				
689.60	Canterbury Regional Council		[Retain Policy as notified]	Accept in part
	<b>Further Submitters</b>			
	Christchurch Civic Trust	#FS2037.1082	Support	Accept in part
212.17	The Fuel Companies -		Retain as notified	Accept in part

	BP Oil, Z Energy and Mobil Oil (joint submission)			
740.8	Woolworths		Amend Policy 15.2.4.2(a) a. Require new development to be well designed and laid out by: viii. achieving a visually attractive setting when viewed from the street and other public spaces, <del>that embodies a human scale and fine grain</del> , while managing effects on adjoining environments; <del>and...</del> <del>x. increasing the prominence of buildings on street corners;</del> <del>xi. ensuring that the design of development mitigates the potential for adverse effects such as heat islands, heat reflection or refraction through glazing, and wind related effects;</del> <del>xii. ensuring that the upper floors (including roof form and associated mechanical plant) are well modulated and articulated to provide visual interest to the building when viewed from beyond the Central City or from adjacent buildings above; and</del>	Accept in part
<b>Further Submitters</b>				
	Ryman Healthcare Limited	#FS2063.88	Support	Accept in part
	Retirement Village Association of New Zealand Incorporated	#FS2064.85	Seek Amendment	Accept in part
760.5	ChristchurchNZ		Retain as notified	Accept in part
780.22	Josie Schroder		Retain Policy 15.2.4.2 as notified.	Accept in part
<b>Further Submitters</b>				
	Christchurch Civic Trust	#FS2037.760	Support	Accept in part
814.186	Carter Group		Amend Policy 15.2.4.2 clause (a) as follows: a. Require new development to be well-designed and laid out by:.... viii. achieving a visually <del>appealing attractive</del> setting when viewed from the street and other public spaces, <del>that embodies a human scale and fine grain</del> , while managing effects on adjoining environments; [delete proposed clauses x-xv.] Retain the balance of the policy and amendments as proposed.	Accept in part
<b>Further Submitters</b>				
	ChristchurchNZ	#FS2048.7	Oppose	Accept
	Kāinga Ora	#FS2082.1016	Seek Amendment	Reject

823.152	The Catholic Diocese of Christchurch		Amend Policy 15.2.4.2 clause (a) as follows: a. Require new development to be well-designed and laid out by:... viii. achieving a visually <del>appealing</del> <del>attractive</del> setting when viewed from the street and other public spaces, <del>that embodies a human scale and fine grain</del> , while managing effects on adjoining environments; [delete proposed clauses x-xv.] Retain the balance of the policy and amendments as proposed.	Accept in part
<b>Further Submitters</b>				
	Christchurch Civic Trust	#FS2037.1384	Oppose	Accept
	Carter Group Limited	#FS2045.325	Support	Reject
	ChristchurchNZ	#FS2048.8	Oppose	Accept
	Kāinga Ora	#FS2082.1166	Seek Amendment	Accept
834.245	Kāinga Ora		Delete all inclusions introduced and retain existing Operative Plan Policy 15.2.4.2.	Reject
<b>Further Submitters</b>				
	ChristchurchNZ	#FS2048.9	Oppose	Accept
	Catholic Diocese of Christchurch	#FS2044.100	Support	Reject
	Carter Group Limited	#FS2045.104	Support	Reject
811	RVA		The RVA seeks to amend Policy 15.2.4.2 to reflect the NPS-UD and to remove provisions that unduly restrict the development of a diversity of housing typologies, including retirement villages.	Reject
689.60	Canterbury Regional Council		[Retain Policy as notified]	Accept in part
212.17	The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)		Retain as notified	Accept in part
740.8	Woolworths		Amend Policy 15.2.4.2(a) a. Require new development to be well designed and laid out by: viii. achieving a visually attractive setting when viewed from the street and other public spaces, <del>that embodies a human scale and fine grain</del> , while managing effects on adjoining environments; <del>and...</del> <del>x. increasing the prominence of buildings on street corners;</del>	Accept in part

			<p><del>xi. ensuring that the design of development mitigates the potential for adverse effects such as heat islands, heat reflection or refraction through glazing, and wind related effects;</del></p> <p><del>xii. ensuring that the upper floors (including roof form and associated mechanical plant) are well modulated and articulated to provide visual interest to the building when viewed from beyond the Central City or from adjacent buildings above; and</del></p>	
760.5	ChristchurchNZ		Retain as notified	Accept in part
811	RVA		The RVA seeks to amend Policy 15.2.4.2 to reflect the NPS-UD and to remove provisions that unduly restrict the development of a diversity of housing typologies, including retirement villages.	Reject
<b>ISSUE 4 – Chapter 15 - Policy 15.2.4.6 Strategic Infrastructure</b>				
834.246	Kāinga Ora		Amend policy 15.2.4.6 [to delete "within the 50 dB Ldn Air Noise Contour"].	Reject
	<b>Further Submitters</b>			
	Miles Premises Ltd	#FS2050.31	Support	Reject
<b>ISSUE 4 – Chapter 15 - New Commercial Objectives and Policy Sought</b>				
811.89 811.90 811.91	RVA		<p>The RVA seeks that a new objective is inserted in the Commercial Zones objectives that provides for the housing and care needs of the ageing population.</p> <p><b><u>Objective 15.2.12 Ageing population</u></b>  <b><u>Provide a diverse range of housing and care options that are suitable for the particular needs and characteristics of older persons such as retirement villages.</u></b></p> <p>Insert the following new policy:  <b><u>New Policy – Housing in Commercial Zones</u></b>  <b><u>Provide for retirement villages in commercial zones (other than the Commercial Office Zone, the Commercial Retail Park Zone and within the Lyttelton Port Influences Overlay Area in the Commercial Banks Peninsula Zone), and recognise that retirement villages can provide for higher densities than other forms of residential developments, because they provide for shared spaces, services and facilities, and enable affordability and the efficient provision of assisted living and care services.</u></b></p> <p><b><u>Advice Note: All other objectives and policies relevant to residential activity in commercial zones also apply to retirement villages.</u></b></p> <p>Insert the following new policy:  <b><u>New Policy Role of density standards</u></b>  <b><u>Enable the density standards to be utilised as a baseline for the assessment of the effects of developments other than in areas where the Plan provides location-specific density standards.</u></b></p> <p>Insert the following new policy:  <b><u>New Policy Larger sites</u></b>  <b><u>Recognise the intensification opportunities provided by larger sites within the Commercial Zones by providing for more efficient use of those sites.</u></b></p>	Reject
	<b>Further Submitters</b>			



	Summerset Holdings Limited	#FS2097.83, #FS2097.84, #FS2097.85	Support	Reject
<b>ISSUE 4 – Chapter 16 - Industrial General</b>				
445.5	Alison Dockery		Oppose the concentration of high polluting industries in one area.	Reject
481.4	Cindy Gibb		Limit the height of any building in Christchurch to a maximum of 4 storeys.	Reject
<b>ISSUE 4 – Chapter 16 - Objective 16.2.2 Brownfield redevelopment</b>				
904.3	880 Main North Road		A consequential amendment to Objective 16.2.2(a)(iv) is sought, so as to recognise the Brownfield Overlay at North Belfast and ‘Provide for... the Brownfield Overlay at <u>North Belfast</u> ... for medium density residential activities’ respectively	Reject
689.71	Canterbury Regional Council		[Retain Objective 16.2.2 as notified]	Reject
<b>ISSUE 4 – Chapter 16 - Policy 16.2.2.2 Brownfield redevelopment</b>				
242.14	Property Council New Zealand		Support the proposed amendments that seek to introduce Brownfield Overlay in the Industrial General Zone for land close to identified commercial centres that enables residential and mixed-use development.	Accept
663.2	Williams Corporation Limited		Seeks amendments to Policy 16.2.2.2(i) to read as “any redevelopment will not give rise to <b>significant</b> reverse sensitivity effects on existing industrial activities	Reject
689.72	Environment Canterbury		[Retain Policy 16.2.2.2 as notified]	Accept
904.2	880 Main North Road Limited		Amend policy 16.2.2.2(b) to recognise an additional Brownfield Development site at 874-880 Main Road, North Belfast.	Reject
<b>Issue 5 – Rules – Commercial Chapter</b>				
367.10	John Bennett		Require all developments to be assessed by a professionally qualified urban design panel.	Reject
	<b>Further Submitters</b>			
	Ryman Healthcare Limited	#FS2063.43	Oppose	Accept
	Retirement Village Association of New Zealand Incorporated	#FS2064.42	Oppose	Accept
810.16	Regulus Property Investments Limited		[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity	Reject
810.9	Regulus Property		[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres	Reject

	Investments Limited			
812.14	James Barbour		[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity	Reject
812.5	James Barbour		[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres	Reject
	<b>Further Submitters</b>			
	Kāinga Ora	#FS2082.614	Support	Reject
253.3	Geordie Shaw		[That P21.i. the minimum glazing standard allows more flexibility in achieving the intent of the policies]	Reject
834.257	Kāinga Ora		Delete all City Spine Transport Corridor activity rules from the suite of commercial zones.	Reject
	<b>Further Submitters</b>			
	Catholic Diocese of Christchurch	#FS2044.106	Support	Reject
	Carter Group Limited	#FS2045.110	Support	Reject
669.1	Edward Jolly		Seek amendment to Urban Design Certification Pathway and Mana Whenua engagement method to remove requirement from this rule and include "a new section of the plan... that... provide[s] this mechanism... [developed as a separate process by] CCC under its Te Tiriti o Waitangi obligations [with] Mana Whenua to a level negotiated between these parties whom jointly develop associated mechanisms within the plan."	Reject
834.262	Kāinga Ora		Delete erroneous reference to Local Centre in 15.4.2.1(a)(ii)	Accept
886.5	Helen Broughton		Supports proposed setback 15.4.2.4, but would like this to be increased.	Reject
	<b>Further Submitters</b>			
	Christchurch International Airport Limited	#FS2052.275	Support	Reject
	Kāinga Ora	#FS2082.823	Oppose	Accept
902.22	Waipuna Halswell-Hornby-Riccarton Community Board		[That the minimum setback is increased]	Reject
63.51	Kathleen Crisley		Retain provisions in relation to recession planes infinal plan decision.	Reject
881.26	Red Spur Ltd		Supports Redmund Spur Neighbourhood Centre subject to retention of Rule 15.6.1.1. P21 and for clarity change reference in a. from 'local centres' to 'neighbourhood centres'	Accept
814.194	Carter Group		Retain the status quo in respect of Rule 15.5.1.1 P21.	Accept

	<b>Further Submitters</b>			
	Kāinga Ora	#FS2082.1024	Seek Amendment	Accept
814.195	Carter Group		Retain the status quo in respect of Rule 15.5.1.3 RD1.	Accept
	<b>Further Submitters</b>			
	Kāinga Ora	#FS2082.1025	Seek Amendment	Accept
823.161	The Catholic Diocese of Christchurch		Retain the status quo in respect of Rule 15.5.1.3 RD1.	Accept
	<b>Further Submitters</b>			
	Christchurch Civic Trust	#FS2037.1393	Oppose	Reject
	Carter Group Limited	#FS2045.334	Support	Accept
	Kāinga Ora	#FS2082.1175	Seek Amendment	Accept
697.1	Kate Askew		[S]eek[s] changes to Rule 15.5.2.4 relating to building setback from a Residential zone. [S]eek amendments to this rule so that a new clause b is added requiring a 5m setback from the internal boundary with a Residential Heritage Area.	Reject
814.197	Carter Group		Supports Rule 15.5.2.5. Retain as notified.	Accept
	<b>Further Submitters</b>			
	Kāinga Ora	#FS2082.1027	Seek Amendment	Accept
823.163	The Catholic Diocese of Christchurch		Retain the amendments as proposed.	Accept
	<b>Further Submitters</b>			
	Christchurch Civic Trust	#FS2037.1395	Oppose	Accept
	Carter Group Limited	#FS2045.336	Support	Accept
697.2	Kate Askew		Requested change to [Rule] 15.5.2.7, where...  A landscape strip with a minimum width of 3m shall be planted along all boundaries with a residential heritage area and shall include trees that will grow to a minimum height of 6 to 8 metres	Reject
685.13	Canterbury / Westland Branch of Architectural Designers NZ		[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	Reject
	<b>Further Submitters</b>			
	Christchurch Civic Trust	#FS2037.1117	Support	Reject

	Ryman Healthcare Limited	#FS2063.67	Oppose	Accept
	Retirement Village Association of New Zealand Incorporated	#FS2064.64	Oppose	Accept
	Kāinga Ora	#FS2082.357	Oppose	Accept
627.15	Plain and Simple Ltd		[New standards for] accessibility and environmentally responsible design, [such as]: Rain and grey water harvesting / recycling Composting incinerating toilets, alternative energy sources Green roofs Porous hardscaping	Reject
308.3	Tony Pennell		[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.	Reject
<b>Further Submitters</b>				
	Kāinga Ora	#FS2082.249	Oppose	Reject
705	Foodstuffs		Amend Rule 15.4.1.1 (P2) to include supermarkets as a permitted activity in the Town Centre Zone, and consequential changes to Rules 15.4.1.1 and 15.4.1.4. Amend Rule 15.4.1.1 (P3) to exclude the words "supermarket and"	Accept
260.4	Scentre (New Zealand) Limited		Office tenancies of any size in Metropolitan Centres (or the larger Town Centers) should be permitted activities. Opposes office activities over 500m2 being excluded as permitted activities as currently proposed in PC14.	Reject
<b>Further Submitters</b>				
	Christchurch International Airport Limited	#FS2052.148	Oppose	Accept
	Kāinga Ora	#FS2082.224	Support	Reject
	Christchurch Civic Trust	#FS2037.353	Oppose	Accept
852.17	Christchurch International Airport Limited (CIAL)		Amend Rule 15.4.1.1 P21 as follows: Residential activity-Activity specific standard: h. The activity shall not be located within the 50 dB Ldn Air Noise Contour or <b>the Airport Noise Influence Area</b> as shown on the planning maps.	Accept
<b>Further Submitters</b>				
	Sarah Harrow	#FS2017.17	Oppose	Reject
	University of Canterbury	#2032.64	Oppose	Reject
	New Zealand Airports Association	#FS2071.29	Support	Accept
	Kāinga Ora	#FS2082.777	Oppose	Reject

852.19	Christchurch International Airport Limited (CIAL)		Amend Rule 15.4.1.5 NC2 as follows: Sensitive activities within the 50 dB Ldn Air Noise Contour or <b>the Airport Noise Influence Area</b> as defined on the planning maps.	Accept
<b>Further Submitters</b>				
	Sarah Harrow	#FS2017.19	Oppose	Reject
	University of Canterbury	#2032.66	Oppose	Reject
	New Zealand Airports Association	#FS2071.31	Support	Accept
	Kāinga Ora	#FS2082.779	Oppose	Reject
852.18	Christchurch International Airport Limited		Amend Rule 15.5.1.1 P21 as follows:  Residential activity - Activity specific standard:  g. The activity shall not be located within the 50dB Ldn Air Noise Contour or <b>the Airport noise Influence Area</b> as shown on the planning maps.	Accept
<b>Further Submitters</b>				
	Sarah Harrow	#FS2017.18	Oppose	Reject
	University of Canterbury	#2032.65	Oppose	Reject
	New Zealand Airports Association	#FS2071.30	Support	Accept
	Kāinga Ora	#FS2082.778	Oppose	Reject
852.20	Christchurch International Airport Limited		Amend Rule 15.5.1.5 NC2 as follows:  Sensitive activities within the 50 dB Ldn Air Noise Contour or <b>the Airport Noise Influence Area</b> as defined on the planning maps.	Accept
<b>Further Submitters</b>				
	Sarah Harrow	#FS2017.20	Oppose	Reject
	University of Canterbury	#2032.67	Oppose	Reject
	New Zealand Airports Association/	#FS2071.32	Support	Accept
	Kāinga Ora	#FS2082.780	Oppose	Reject
829.15	KiwiRail		Seeks amendment to rule 15.4.2.9, 15.5.2.9, 25.6.2.8, 15.6.2.8, 15.7.2.8, 15.8.2.8, 15.9.2.9, 15.10.2.8 to increase the rail corridor setback from 4 to 5m.	Reject
<b>Further Submitters</b>				

	Kāinga Ora	#FS2082.749	Oppose	Accept
854.16	Orion New Zealand Limited		<p>Add an additional clause to 15.4.15 NC3 a. and amend clause 'd' as follows:</p> <p><b><u>iii within 3m of the outside over head conductor of any 11kV, 400V or 230V electricity distribution line.</u></b></p> <p>d. <del>Conductive</del>Fences within 5 metres of a National Grid transmission line support structure foundation, 66kV <del>or</del>, 33kV, <b><u>11kV,400V or 230V</u></b> electricity distribution line support structure foundation.</p>	Reject
854.17	Orion New Zealand Limited		<p>Add an additional clause to 15.5.1.5 NC3 a. and amend clause 'd' as follows:</p> <p><b><u>iii within 3m of the outside over head conductor of any 11kV, 400V or 230V electricity distribution line.</u></b></p> <p>d. <del>Conductive</del>Fences within 5 metres of a National Grid transmission line support structure foundation, 66kV <del>or</del>, 33kV, <b><u>11kV,400V or 230V</u></b> electricity distribution linesupport structure foundation.</p>	Reject
854.18	Orion New Zealand Limited		<p>Add an additional clause to 15.6.1.5 NC3 a. and amend clause 'd' as follows:</p> <p><b><u>iii within 3m of the outside over head conductor of any 11kV, 400V or 230V electricity distribution line.</u></b></p> <p>d. <del>Conductive</del>Fences within 5 metres of a National Grid transmission line support structure foundation, 66kV <del>or</del>, 33kV, <b><u>11kV,400V or 230V</u></b> electricity distribution line support structure foundation.</p>	Reject
854.16	Orion New Zealand Limited		<p>Add an additional clause to 15.4.15 NC3 a. and amend clause 'd' as follows:</p> <p><b><u>iii within 3m of the outside over head conductor of any 11kV, 400V or 230V electricity distribution line.</u></b></p> <p>d. <del>Conductive</del>Fences within 5 metres of a National Grid transmission line support structure foundation, 66kV <del>or</del>, 33kV, <b><u>11kV,400V or 230V</u></b> electricity distribution line support structure foundation.</p>	Reject
842.51	Fire and Emergency		Retain 15.4.2.8-Water supply for fire fighting as notified.	Accept
842.54	Fire and Emergency		Retain 15.5.2.8-Water supply for fire fighting as notified.	Accept
842.55	Fire and Emergency		Retain 15.6.2.7-Water supply for fire fighting as notified.	Accept

811	Retirement Villages Association		The RVA seeks that a new rule is inserted in the Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone that provides for retirement villages as permitted activities.	Reject
811	Retirement Villages Association		The RVA seeks that a new rule is inserted in the Town Centre Zone, Local Centre Zone, Neighbourhood Centre Zone that provides for the construction of retirement villages as a restricted discretionary activity and to include a set of focused matters of discretion that are applicable to retirement villages.	Reject
<b>Issue 5 – Rules – Commercial Chapter – Mixed Use Zone</b>				
811	Retirement Villages Association		The RVA seeks that a new rule is inserted in the Mixed Use Zone that provides for retirement villages as permitted activities.	Reject
811	Retirement Villages Association		The RVA seeks that a new rule is inserted in the Mixed Use Zone that provides for the construction of retirement villages as a restricted discretionary activity and to include a set of focused matters of discretion that are applicable to retirement villages.	Reject
760.14	ChristchurchNZ		Amend P4, P5, P6, and P7 to insert a new activity-specific standard: <b><u>(a) Car parking shall be limited to 1space per150sqm.</u></b>	Reject
760.15	ChristchurchNZ		Amend P8 to insert a new activity specific standard: <b><u>a. Any service station in the Sydenham and Waltham Mixed Use Zones shall be located on a minor or major arterial road.</u></b>	Reject
760.17	ChristchurchNZ		Amend RD3 to read: “The Council’s discretion shall be limited to thefollowing matters:a. Residential design principles – 15.14.1b. Comprehensive residential activity inthe Mixed Use Zone – 15.14.3.40 (a) <b><u>(iv) (ii) and (v) (iii)</u></b> ”	Accept
760.18	ChristchurchNZ		Amend NC3 to read: “Any Comprehensive Residential Activity within the Comprehensive Housing Precinct for sites identified in Appendix 15.15.12 and 15.15.13 <b><u>as allocation for required pedestrian/cycle, road or greenway connections, unless the desired street to street connection/s have been provided</u></b> ”	Accept in Part
760.19	ChristchurchNZ		Amend the following: <ol style="list-style-type: none"> <li>1 Advice note: “The following built form standards also apply to comprehensive residential development: <b><u>refer to Appendix 15.15.13 for the bulk and location diagram representing these standards</u></b>. <b><u>Note: refer to Appendix 15.15.14 for the bulk and location diagram representing some of these standards.</u></b></li> <li>2 d: All shared pedestrian access <b><u>ways</u></b> within and through a site shall have a minimum width of 3 metres including planting. The width for pedestrian access shall be clear of any fencing, storage or servicing, except security gates, where necessary.</li> <li>3 g: “Buildings front a street, <b><u>greenway or other publicly accessible space and public open space</u></b> shall include at least 20% glazing on each floor of the building”</li> <li>4 h: “Apartments adjacent to the street <b><u>or greenway</u></b> shall be provided including: i. to a minimum of 4 storeys in height; <del>or ii. to a minimum of 3 storeys for sites located on the south side of the street.</del></li> <li>5 j: <b><u>(i)</u></b> Enclosed and lockable cycle storage <b><u>for residents</u></b> shall be provided at a minimum rate of 1 space per bedroom, <b><u>located at grade within a fully enclosed and lockable storage facility integrated within the building and is accessed via a shared</u></b></li> </ol>	Accept in Part

			<p><u>pedestrian access from the street or a shared path within a greenway; located adjacent to the communal open space ii) For every 5 residential units, 1 cycle park with a charging point shall be provided within the cycle storage facility that can accommodate a cargo bike; and (iii) 1 cycle park per 10 residential units shall be provided for visitors to the site, accessed from a shared pedestrian access and located adjacent to the communal open space. Visitor cycle parking shall also comply with rules 7.5.2(a)(ii) to (viii) and (x).</u></p> <p>I: "The maximum onsite car parking to residential unit ratio shall be 0.1 across the Comprehensive Residential Development. Car parking onsite shall only be provided for in the following circumstances: (i) <del>A maximum of two car parking spaces</del> for a residential car share scheme across the Comprehensive Residential Development; (ii) A maximum of one space per accessible residential unit</p>	
<b>Further Submitters</b>				
	Christchurch Civic Trust	#FS2037.814	Support	Accept
760.34	ChristchurchNZ		Amend P27 g. to read: "The outlook space shall not extend over an outlook space or outdoor living space required by another residential unit, <u>on the same floor</u> "	Accept
760.35	ChristchurchNZ		Amend P27 i. to read: "Any outdoor living space or outdoor service space shall not be used for car parking, <u>cycleparking</u> or access".	Accept
762.32	New Zealand Institute of Architects Canterbury Branch		[T]hat the minimum site size for comprehensive residential development is to be reduced to 1500m <sup>2</sup> or at most 1800m <sup>2</sup> .	Accept in part
<b>Further Submitters</b>				
	Christchurch Civic Trust	#FS2037.797	Support	Accept
	ChristchurchNZ	#FS2048.14	Support	Accept
	Kāinga Ora	#FS2082.562	Oppose	Reject
834.282	Kāinga Ora		1. Amend P27 to delete clause (b) relating to the Comprehensive Housing Precinct. 2. Add additional activity rules enabling a suite of community activities i.e.rules 14.5.1.1 P5-P13, P20.	Reject
<b>Further Submitters</b>				
	ChristchurchNZ	#FS2048.10	Oppose	Accept
834.283	Kāinga Ora		Maximum building height a. The maximum height of any building shall be 15 metres, unless specified below. b. The maximum height of any Comprehensive Residential Development located within the Comprehensive Housing Precinct (shown on the planning maps) shall be <del>21</del> <b>22</b> metres, <del>for buildings located adjacent to the street, or 12 metres for buildings located at the rear of the site.</del>	Accept in part
834.284	Kāinga Ora		P27 Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large scale redevelopment	Reject



	<b>Further Submitters</b>			
	Christchurch Civic Trust	#FS2037.34	Oppose	Accept
	ChristchurchNZ	#FS2048.11	Oppose	Accept
834.288	Kāinga Ora		Remove statutory impediments in Appendix 15.15.12 – Sydenham and Appendix 15.15.13 requiring ‘Greenways ‘and ‘Shared Pedestrian / Cycleways’ and seek to facilitate through more appropriate means – such as negotiated purchase.	Reject
842.65	Fire and Emergency		Amend 15.10.2.9-Minimum standards for Comprehensive Residential Development as follows: a. All shared pedestrian access ways within and through a site shall: i. have a minimum width of A. 3 metres <u>on a straight</u> accessway including <u>excluding</u> planting. <u>B. 6.2 metres on a curved or cornered accessway</u> C. 4.5m space to position the ladder and perform operational tasks. <del>ii. The width for pedestrian</del> access shall be clear of any fencing, storage or servicing, except security gates, where necessary. iii. <u>provide wayfinding for different properties on a development are clear in day and night.</u>	Accept in part
	<b>Further Submitters</b>			
	ChristchurchNZ	#FS2048.25	Seek Amendment	Accept
	Ryman Healthcare Limited	#FS2063.165	Oppose	Reject
	Retirement Village Association of New Zealand Incorporated	#FS2064.159	Support	Accept
	Kāinga Ora	#FS2082.769	Oppose	Reject
852.22	Christchurch International Airport Limited (CIAL)		Amend Rule 15.10.1.1 P27 by inserting a new activity standard as follows: <u>f. The activity shall not be located within the 50 dB Ldn Air Noise Contour or the Airport Noise Influence Area as shown on the planning maps.</u>	Accept
	<b>Further Submitters</b>			
	Sarah Harrow	#FS2017.22	Oppose	Reject
	University of Canterbury	#2032.69	Oppose	Reject
	New Zealand Airports Association	#FS2071.34	Support	Accept
	Kāinga Ora	#FS2082.782	Oppose	Reject
852.23	Christchurch International		Amend Rule 15.10.1.5 NC1 as follows: NC1 Any residential activity not meeting Rule 15.10.1.1 P27 (e) <u>or (f)</u>	Accept

	Airport Limited (CIAL)			
<b>Further Submitters</b>				
	Sarah Harrow	#FS2017.23	Oppose	Reject
	University of Canterbury	#2032.70	Oppose	Reject
	New Zealand Airports Association	#FS2071.35	Support	Accept
	Kāinga Ora	#FS2082.783	Oppose	Reject
<b>Issue 5 – Rules – Commercial Chapter –Matters of Discretion in Chapter 15 – TCZ, LCZ, NCZ, MUZ</b>				
118.4	Spreydon Lodge Limited		Delete Matters of Discretion Rule 15.1314.4.3.2(a)(i) ‘Commercial layout’ as it references the requirement to have a critical mass of activity centred upon the Main Street as follows:15.1314.4.3.2 Commercial layout a. The extent to which development: i. <del>ensures a critical mass of activity is centred upon the open air Main Street including an appropriate balance of large format retail activity and concentration of finer grain commercial activities;</del> ii. supports a retail mix (large format and finer grain retailing) which ensures the centre meets its role as a <del>District</del> Town Centre and Key Activity Centre and meets the needs of the catchment population; and ii <del>iii.</del> functions operationally and visually as an integrated commercial entity	Reject
118.5	Spreydon Lodge Limited		Delete Matters of Discretion Rule 15.1314.4.3.4(a)(i-iii) ‘Transport’ as it references the main street,public transport interchange and carparking area as follows:15.1314.4.3.4 Transporta) The extent to which development: <del>i. provides for an easily accessible, readily visible public transport interchange located centrally within the commercial core of the Key Activity Centre;ii. provides car parking areas as shared spaces, available for shared use, which does not visually or physically dominate the area;iii. provides for pedestrian priority within the retail core, particularly in respect to the open air mainstreet environment; ....</del>	Reject
118.6	Spreydon Lodge Limited		Delete Matters of Discretion Rule 15.1314.4.3.5 ‘Civic Square’ as it refers to the civic square as illustrated within the ODP for North Halswell.15.1314.4.3.5 Civic Squarea. <del>The extent to which development:ii. connects the civic square and the Main Street, both visually and physically;ii. provides for a civic square of a sufficient size to allow for a range of community activities, events and interaction; andiii. provides a high quality civic square laid out and designed in a manner that achieves a high qualityand safe, open space environment.</del>	Reject
760.23	ChristchurchNZ		Amend (i)(O) to read: The extent to which <u>alternative forms of housing models</u> and/or a range Amend (i)(P) to read: “The extent to which <u>accessible residential units including apartments</u> , are provided....	Accept
829.21	KiwiRail		Seeks amendment to the Matter of Discretion 15.14.3.10 to include assessment of providing for the safe and efficient operation of the rail network.	Accept in part

	<b>Further Submitters</b>			
	Christchurch Civic Trust	#FS2037.715	Support	Accept
	Kāinga Ora	#FS2082.755	Oppose	Reject
834.287	Kāinga Ora		Delete all existing provisions and provide a suite of workable and clear rules that encourage and enable large scale redevelopment.	Reject
	<b>Further Submitters</b>			
	ChristchurchNZ	#FS2048.17	Oppose	Accept
<b>Issue 5 – Rules – Industrial Chapter</b>				
854	Orion New Zealand		Industrial General Zone Rule 16.4.1.5 on-complying activities Add an additional clauses to 'NC1' and amend clause 'd' as follows: <b><u>X Sensitive activities within 3m of the outside overhead conductor of any 11kV,400V or 230V electricity distribution line.</u></b> <b><u>d. Conductive F</u></b> ences within 5 metres of a66kV National Grid transmission line supportstructure foundation or 5 metres of a 66kVelectricity distribution support structurefoundation or, 33kV, 11kv, 400V or 230Velectricity distribution line support structurefoundation.	Reject
308	Tony Pennell		[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.	Reject
685	Canterbury / Westland Branch of Architectural Designers NZ		[Newbuilt form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	Reject
224	Richard Ball		That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.	Reject
737	Christian Jordan		Seeks a height restriction of 8m for 20m along a residential boundary.	Reject
63	Kathleen Crisley		Retain provisions in relation to recession planes in final plan decision.	Reject
737	Christian Jordan		Seeks that the recession plane that applies to the industrial side of any industrial/residential boundary should comply with residential zone recession planes.	Reject
737	Christian Jordan		Seeks that where any industrial building is located within 10m of a residential boundary a landscaping strip with trees and planting at least 3m wide should be included on the industrial site.	Reject
<b>ISSUE 6 – REZONING REQUESTS</b>				
690.1	Redwood Gardens Holding Limited		Rezone Industrial Land at Wairakei Road to Commercial	Reject

821.3	Athena Enterprises Limited and Josephine Enterprises Limited		[Seeks that the] properties at 9, 9A and 9B Sheffield Crescent (the site) [be rezoned to a commercial zone].	Reject
915.1	25 KBR Limited		Rezone approximately 7124m <sup>2</sup> of land at 432 Sparks Road as Neighbourhood Centre Zone and any consequential amendments to the necessary to give effect to this submission.	Reject
705.1	Foodstuffs		Rezone 304 Stanmore Road Local Centre Zone	Reject
705.10	Foodstuffs		Amend the zoning of Lot 10 DP 17997 and part of Lot 13 DP 17997 at New World Ilam to Local Centre Zone	Reject
705.3	Foodstuffs		Amend planning maps to rezone Section 2SO 552969 and Lot 2 DP2586 to Local Centre Zone at Pak'n Save Wainoni (186 and 204 Breezes Road and 172, 174, 178 and 182 Wainoni Road)	Reject
705.6	Foodstuffs		Amend zoning of Lot 1 DP51902 to Local Centre Zone at New World Lincoln Road (92, 94, 100 and 108 Lincoln Road)	Reject
705.7	Foodstuffs		Pak'n Save Papanui: Head office: Amend to rezone Lot 2 DP 14400 (159 Main North Rd), part of Lot 1 DP 14400 and accessway on Lot 7 DP14400 to Industrial General Zone.  Amend to rezone Lot 5 DP3753, Lot 1 DP76152 and Part Lot 1 DP 21207 to Local Centre Zone to reflect the consented and intended use as a PAK'nSAVE	Accept in part (In regard to Lot 2 DP 14400 (159 Main North Rd), part of Lot 1 DP 14400 and accessway on Lot 7 DP14400 TO be rezoned Industrial General Zone)
848	Peebles Group Limited		Amend the planning maps to rezone the properties at 468- 470 Cranford Street as LCZ	Reject
386	Balmoral Limited		Rezone the sites at 336 and 340 Preston's Road and 427 and 435 Marshland Road Local Centre Zone (Prestons)	Reject
249.1	City Salvage		Re-zone the residential portion of 544 Tuam Street and the adjoining land at 102-104 Mathesons Road, to Local Centre.	Reject
2	Greg Olive		Seeks to rezone Medium Density Residential Zone land at 419 Halswell Junction Road to Mixed Use Zone.	Reject
883	Miles Premises		Rezone 400, 475 Memorial Avenue and 500, 520 and 540 Avonhead Road for urban development, with no restrictions relating to airport noise.	Reject
917	Belfast Village Centre Limited		Seek amendments to the extent of Commercial zoning at the NorthWest Belfast centre.	Reject
849	Entropy MMX Limited		Seeks the rezoning of Rural Urban Fringe land at 142-144 Winters Road, Mairehau to Industrial General, Medium Density Residential or Residential Suburban Zone.	Reject
823	The Catholic Diocese of Christchurch		Seeks 2 Lydia Street is included as a Brownfield Overlay	Accept