

PC 14 COUNCIL REPLY – UPDATED SUBMISSIONS WITH RECOMMENDATIONS – BRITTANY RATKA S42A REPORT – APPENDIX A

The following provides an updated account of response to submissions relevant to the s42A of Brittany Ratka.

Text in **bold dark orange underlined** indicates responses to submissions that are recommended to be altered from the recommendations in the s42A report and text recommended to be deleted is in **~~bold dark orange strikethrough~~**.

The rows **shaded in orange** contain submissions which were not included in the s42A report.

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 and is available via the following link:

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

Industrial Interface QM – Issue 1 – Removal of QM			
Sub. No.	Submitter name	Summary of relief sought	Recommendation
116.1 + 116.2	Russell Fish	Review the 'Industrial Interface' Qualifying Matter, with a view to remove the designation where it is not already an historically established principle.	Reject
116.4 – 116.6	Russell Fish	Review the 'Industrial Interface' Qualifying Matter, with a view to remove the designation where it is not already an historically established principle.	Reject
399.3 + 399.4	Peter Earl	Oppose the Industrial Interface Qualifying Matter Area height standard.	Reject
834.87 – 834.90	Kāinga Ora – Homes and Communities	Delete the Industrial Interface Qualifying Matter and all associated provisions.	Reject
	Further submitter (number, name, position)		
	FS2044.60 + FS2044.61 + FS2044.62 + FS2044.63	Chapman Tripp for the Diocese	Support

	FS2045.63 + FS2045.64 + FS2045.65 + FS2045.66 + FS2045.67	Chapman Tripp for the Carter Group	Support	Reject
	FS2054.10 + FS2054.11 + FS2054.12 + FS2054.13	Lyttelton Port Company	Oppose	Accept
	FS2052.19	CIAL	Oppose	Accept
834.166 + 834.167	Kāinga Ora – Homes and Communities	Delete Objective 14.2.12 and Policy14.2.12.1 and the Industrial Interface Qualifying Matter and all associated provisions.		Reject
	Further submitter (number, name, position)			
	FS2049.82 + FS2049.83	Chapman Tripp for LMM Investments 2012	Support	Reject
	FS2054.14 + FS2054.15	Lyttelton Port Company	Oppose	Accept
834.169	Kāinga Ora – Homes and Communities	14.3 How to interpret and apply the rules – Clause f. xvi. f. There are parts of residential zones where the permitted development, height and/or density directed by the MDRS or Policy 3 of the NPS-UD may be modified by qualifying matters. These are identified in detail in Chapter 6.1A and the Planning Maps, and include the following: i. Historic Heritage including heritage items, heritage settings, Residential Heritage Area, Residential Heritage Area Interface <u>ii. Riccarton Bush Interface Area</u> iii. Heritage, Significant and other Trees iv. Sites of Ecological Significance v. Outstanding Natural Features and Landscapes vi. Sites of Cultural Significance vii. Residential Character Areas viii. High Flood Hazard Management Area ix. Flood Ponding Management Area		Reject

	<p>x. Coastal Hazard High Risk Management Area and Coastal Hazard Medium Risk Management Area</p> <p>xi. Tsunami Management Area</p> <p>xii. Slope Hazard</p> <p>xiii. Waterbody Setback</p> <p>xiv. Railway Building Setback</p> <p>xv. Electricity Transmission Corridor and Infrastructure</p> <p>xvi. Airport Noise Influence Area</p> <p>xvii. Waste Water Constraint Area xviii. Lyttelton Port Influence Area</p> <p>xix. Low Public Transport Accessibility Area</p> <p>xx. City Spine Transport Corridor</p> <p>xxi. Industrial Interface</p>		
Further submitter (number, name, position)			
FS2031.100	Arlene Baird	Oppose	Accept
FS2037.24	Christchurch Civic Trust	Support in Part	Reject
FS2049.85	Chapman Tripp for LMM Investments 2012	Support	Reject
FS2051.99	Heritage New Zealand Pouhere Taonga	Oppose	Accept
FS2052.24	CIAL	Oppose	Accept
FS2055.18	KiwiRail	Oppose	Accept

	FS2059.20	Kauri Lodge Rest Home 2008 Limited	Support	Reject
	FS2071.12	New Zealand Airports Association	Oppose	Accept
834.171	Kāinga Ora – Homes and Communities	Delete 7m height rule in the Industrial Interface Qualifying matter area and apply relevant MRZ or HRZ heights.		Reject <u>Accept in part</u>
	Further submitter (number, name, position)			
	FS2037.25	Christchurch Civic Trust	Oppose	Accept <u>Reject</u>
	FS2049.87	Chapman Tripp for LMM Investments 2012	Support	Reject <u>Accept in part</u>
	FS2059.21	Kauri Lodge Rest Home 2008 Limited	Support	Reject <u>Accept in part</u>
	FS2085.33	The Riccarton Bush Trust	Oppose	Accept <u>Reject</u>
834.179	Kāinga Ora – Homes and Communities	D11 – industrial interface QM Delete the Industrial Interface Qualifying Matter and all associated provisions.		Reject
	Further submitter (number, name, position)			
	FS2049.95	Chapman Tripp for LMM Investments 2012	Support	Reject
	FS2054.16	Lyttelton Port Company	Oppose	Accept
834.184	Kāinga Ora – Homes and Communities	14.5.2.3(iv) Industrial interface... Delete 14.5.2.3(iv)		Reject <u>Accept</u>
	Further submitter (number, name, position)			
	FS2049.101	Chapman Tripp for LMM Investments 2012	Support	Reject <u>Accept</u>
	FS2059.22	Kauri Lodge Rest Home 2008 Limited	Support	Reject <u>Accept</u>

Industrial Interface QM – Issue 2 – More controls under QM

Sub. No.	Submitter name	Summary of relief sought	Recommendation
734.7	Marie Byrne	Increase the Residential Industrial Interface.	Reject

Industrial Interface QM – Issue 3 – Site and area specific changes relating to QM

Sub. No.	Submitter name	Summary of relief sought	Recommendation	
2.7 – 2.13	Greg Olive	Qualifying Matter Residential Industrial Interface is removed from 419 Halswell Junction Road	Reject	
243.1	Ravensdown Limited	Oppose the HRZ zoning of the land to the southwest and south of the Christchurch Works (312 Main South Road). Seeks that this land is rezoned to MRZ.	Reject	
	Further submitter (number, name, position)			
	FS2082.201	Kāinga Ora	Oppose	Accept
243.2	Ravensdown Limited	Oppose the HRZ zoning of the land to the southwest and south of the Christchurch Works (312 Main South Road). Seeks that this land is rezoned to MRZ.	Reject	
	Further submitter (number, name, position)			
	FS2027.32	Halswell Hornby Riccarton Community Board	Support	Reject
	FS2082.202	Kāinga Ora	Oppose	Accept
243.5	Ravensdown Limited	Seeks the inclusion of a rule whereby permitted residential development within a 'buffer area' between industrial and residential interface, must be the lesser of 7m or 2-storeys and include a rule requiring acoustic installation to be installed in all residential developments, within the specified buffer area from industrial zones.	Reject	
	Further submitter (number, name, position)			
	FS2082.204	Kāinga Ora	Oppose	Accept

243.6	Ravensdown Limited	Where the Industrial Heavy zone immediately adjoins a residential zone, apply a 240m Industrial Heavy zone / residential interface buffer from the Industrial Heavy zone boundary over adjoining residential zones.		Reject <u>Accept in part</u>
	Further submitter (number, name, position)			
	FS2082.205	Kāinga Ora	Oppose	Accept <u>Reject</u>
788.3 + 788.9	Marc Duff	Remove HRZ from area surrounding Ravensdown Hornby a Fertiliser factory		Reject <u>Accept in part</u>
823.206	The Catholic Diocese of Christchurch	Amend the planning maps to identify a Brownfield Precinct overlay, over the Industrial General zoned school site [2 Lydia Street, Papanui]; and delete the Industrial Interface overlay for those properties with frontage to Northcote Road or Lydia Street.		Reject
	Further submitter (number, name, position)			
	FS2037.1438	Christchurch Civic Trust	Oppose	Accept
	FS2045.379	Chapman Tripp for the Carter Group	Support	Reject
	FS2082.1216	Kāinga Ora	Oppose in part	Reject
853.12	Lyttelton Port Company Limited	Planning map 47 Qualifying Matter – Industrial Interface Extend “Qualifying Matter – Industrial Interface” to cover spatial extent of land identified at Appendix 3 (below) and include “Inland Port” sub-area.		Reject

Industrial Interface QM – Issue 4 – Specific changes to proposed QM provisions				
Sub. No.	Submitter name	Summary of relief sought	Recommendation	
212.10	The Fuel Companies - BP Oil, Z Energy and Mobil Oil	<p>Replace 14.2.12 Objective as follows:</p> <p>New residential development is not adversely affected by noise generated from industrial activities and the development does not affect the operation of industrial activities within industrial zones.</p> <p><u>New residential development is compatible with existing lawfully established industrial activities.</u></p>	Reject	
212.11	The Fuel Companies - BP Oil, Z Energy and Mobil Oil	<p>Amend 14.2.1.2.1 Policy as follows:</p> <p>a. Restrict new residential development of three or more storeys within proximity to <u>existing lawfully established industrial activities and</u> industrial zoned sites where it would give rise to reverse sensitivity effects on industrial activities and/or <u>compromise</u> adversely affect the <u>amenity</u>, health and safety of residents, unless mitigation sufficiently addresses the effects</p>	Accept in part Reject	
243.3	Ravensdown Limited	Amend proposed Objective 14.2.12 so that it recognises the full suite of potential effects from industrial activities on new residential development, not just noise.	Reject	
	Further submitter (number, name, position)			
	FS2082.203	Kāinga Ora	Oppose	Accept
853.15	Lyttelton Port Company Limited	<p>New discretionary activity in Residential Hills Zone. Insert as follows:</p> <p>Any building for a residential activity that does not meet Rule [x] Building height within the Industrial Interface Qualifying Matter Area, Inland Port Sub-Area.</p>	Reject	

853.16	Lyttelton Port Company Limited	New standard for building height Insert as follows: Any building for a residential activity within the Industrial Interface Qualifying Matter Area, Inland Port Sub-Area: 7 metres or 2 storeys, whichever is the lesser.	Reject
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Industrial Interface QM – Submissions in support				
Sub. No.	Submitter name	Summary of relief sought	Recommendation	
175.1	Winstone Wallboards Limited (WWB)	Proposed Industrial Interface [Qualifying] Matter is entirely appropriate in managing reverse sensitivity matters.	Accept <u>Accept in part</u>	
243.4	Ravensdown Limited	Retain Policy 14.2.12.1 as notified.	Accept in part <u>Reject</u>	
689.53	Environment Canterbury / Canterbury Regional Council	[Retain Objective 14.2.12 as notified]	Accept <u>Reject</u>	
	Further submitter (number, name, position)			
	FS2037.1075	Christchurch Civic Trust	Support	Accept <u>Reject</u>
689.54	Environment Canterbury / Canterbury Regional Council	[Retain Policy 14.2.12.1 as notified]	Accept in part <u>Reject</u>	
	Further submitter (number, name, position)			
	FS2037.1076	Christchurch Civic Trust	Support	Accept in part <u>Reject</u>
689.73	Environment Canterbury/ Canterbury Regional Council	<p>[Retain the following Qualifying Matters as notified]:</p> <ul style="list-style-type: none"> • Heritage areas, items and their settings, residential heritage areas • Flood Hazard Management Areas • Coastal Hazard Management Areas • Tsunami Management Area • Waterbody Setbacks • Radiocommunication Pathway Protection Corridors • Waste water constraint overlay • Sites of Ngāi Tahu Significance, including Wāhi tapu, silent files, ngā tūranga tūpuna, ngā wai 	Accept in part <u>Reject</u>	

		<ul style="list-style-type: none"> • Sites of ecological significance • Outstanding natural features and landscapes • Sunlight access • Residential Industrial Interface • Safe or efficient operation of nationally significant infrastructure (Electricity Transmission Corridors) • Safe or efficient operation of nationally significant infrastructure (NZ Rail Network) • Residential heritage areas (Medium density residential – Area specific rules) • Safe or efficient operation of nationally significant infrastructure (Lyttelton Port Influences Overlay) • City Spine Transport Corridor 		
Further submitter (number, name, position)				
	FS2012.3 + FS2012.6 + FS2037.1095	Ministry of Justice	Support	Accept in part <u>Reject</u>
	FS2056.22	Orion New Zealand Limited	Support	Accept in part <u>Reject</u>
	FS2075.16	Toka Tū Ake EQC	Support	Accept in part <u>Reject</u>
	FS2082.433	Kāinga Ora	Oppose	Reject <u>Accept</u>
853.13	Lyttelton Port Company Limited	Retain objective 14.2.12 as notified.		Accept <u>Reject</u>
853.14	Lyttelton Port Company Limited	14.2.12.1 Policy – Managing effects on industrial activities a. Restrict new residential development of three or more storeys within proximity to industrial zoned sites where it would give rise to reverse sensitivity effects on industrial activities and/or adversely affect the health and safety of residents, unless mitigation sufficiently addresses the effects. Retain policy as notified.		Accept in part <u>Reject</u>
902.24 – 902.26	Waipuna Halswell-Hornby-Riccarton Community Board	[Retain Residential Industrial Interface Qualifying Matter]: [That] there is a strong constraint on residential height and a wide buffer provided between residential areas and any industrial development.		Accept in part <u>Reject</u>

Further submitter (number, name, position)			
FS2037.681	Christchurch Civic Trust	Support	Accept in part <u>Reject</u>
FS2082.1286	Kāinga Ora	Oppose	Accept <u>Reject</u>

Significant and Other Trees QM – Issue 1 – Less controls under QM

Sub. No.	Submitter name	Summary of relief sought	Recommendation
405.1	Blake Quartly	Reduce as much as possible the adjustments to the Government's original plan.	Reject
814.14	Carter Group Limited	Oppose the new definition for Dripline. Seek that the original definition is retained.	Reject
	Further submitter (number, name, position)		
	FS2082.844	Kāinga Ora	Support in part
814.38	Carter Group Limited	Oppose the definition of Tree protection zone radius. Seek that it is deleted.	Reject
	Further submitter (number, name, position)		
	FS2082.868	Kāinga Ora	Support in part
814.111	Carter Group Limited	Oppose 9.4.1(c). Seek that this is deleted.	Reject
	Further submitter (number, name, position)		
	FS2082.941	Kāinga Ora	Support in part
814.112	Carter Group Limited	Oppose 9.4.2.4. Seek that this be deleted.	Reject
	Further submitter (number, name, position)		
	FS2082.942	Kāinga Ora	Support in part
814.113	Carter Group Limited	Oppose 9.4.3(a) & (f). Seek that these be deleted.	Reject
	Further submitter (number, name, position)		

	FS2082.943	Kāinga Ora	Support in part	Reject
814.114	Carter Group Limited	Oppose 9.4.4 rules. Seek that these are deleted.		Reject
	Further submitter (number, name, position)			
	FS2082.944	Kāinga Ora	Support in part	Reject
823.34	The Catholic Diocese of Christchurch	Definition 'Tree protection zone radius'. Delete		Reject
	Further submitter (number, name, position)			
	FS2037.1266	Christchurch Civic Trust	Oppose	Accept
	FS2045.207	Chapman Tripp for the Carter Group	Support	Reject
	FS2082.1119	Kāinga Ora	Support in part	Reject
834.26	Kāinga Ora – Homes and Communities	1. Retain Significant and Other Tree Qualifying Matter.		Reject
		2. Amend Rule 9.4.4.1.1 P12 as follows: Rule 9.4.4.1.1 P12 - Activities shall be undertaken by, or under the supervision of, a works arborist. employed or contracted by the Council or a network utility operator.		
	Further submitter (number, name, position)			
	FS2037.3	Christchurch Civic Trust	Oppose	Accept
	FS2044.23	Chapman Tripp for the Diocese	Support	Reject

	FS2045.22	Chapman Tripp for the Carter Group	Support	Reject
	FS2049.14	Chapman Tripp for LMM Investments 2012	Support	Reject
	FS2056.18	Orion New Zealand Limited	Oppose	Accept
877.8	Otautahi Community Housing Trust	Retail Significant and Other Tree Qualifying Matter. Amend Rule 9.4.4.1.1 P12 as follows: Rule 9.4.4.1.1 P12 - Activities shall be undertaken by, or under the supervision of, a works arborist. employed or contracted by the Council or a network utility operator.		Reject
	Further submitter (number, name, position)			
	FS2082.1236 + FS2082.1304	Kāinga Ora	Support in part	Reject

Significant and Other Trees QM – Issue 2 – More controls under QM

Sub. No.	Submitter name	Summary of relief sought	Recommendation	
654.2 + 654.3	Wendy Fergusson	Strengthen the requirements for trees	Reject	
741.1 + 741.2	Lower Cashmere Residents Association	[That the removal] of mature trees [is] not allowed	Reject	
	Further submitter (number, name, position)			
	FS2063.89 + FS2063.90	Ryman Healthcare Limited	Oppose	Accept
	FS2064.86 + FS2064.87	Retirement Village Association	Oppose	Accept
	FS2082.491 + FS2082.492	Kāinga Ora	Oppose	Accept
794.6	Greg Partridge	The submitter opposes the reduction in Christchurch's tree canopy cover by housing intensification. The Council should seek an immediate amendment to the Enabling Housing Supply and Other Matters Act to be implemented in order for regulations to be introduced that protect the city's tree canopy from being decimated by property developers.	Reject	
	Further submitter (number, name, position)			
	FS2037.729	Kāinga Ora	Oppose	Accept
900.4	Summit Road Society	We support protecting our Significant Trees and existing tree canopy cover.	Reject	

Significant and Other Trees QM – Issue 3 – Site and area specific changes to QM

Sub. No.	Submitter name	Summary of relief sought	Recommendation	
44.4 + 44.6	The Riccarton Bush Trust	Amend 9.4.4.1.3 - Restricted discretionary activities to provide for notification of resource consents to the The Riccarton Bush Trust Board.	Reject	
	Further submitter (number, name, position)			
	FS2037.69 + FS2037.71	Ross Gray for Christchurch Civic Trust	Support	Reject
	FS2063.1 + FS2063.2	Ryman Healthcare Limited	Oppose	Accept
	FS2064.1 + FS2064.2	Retirement Village Association of New Zealand Incorporated	Oppose	Accept
	FS2082.14 + FS2082.15	Kāinga Ora	Oppose	Accept
44.7	The Riccarton Bush Trust	Amend 9.4.4.1.1 to permit earthworks within 10 metres of the base of any tree in the Riccarton Bush Significant Trees area.	Accept in part	
	Further submitter (number, name, position)			
	FS2037.72	Christchurch Civic Trust	Support	Accept in part

150.25	Ceres New Zealand, LLC	Delete the Horizontal Elm (Ulmus glabra Horizontalis) tree located on 25 Peterborough Street (Significant Tree #274) from Appendix 9.4.7.1 Schedules of significant trees (Christchurch City and Banks Peninsula).	Reject
150.26	Ceres New Zealand, LLC	Delete the Significant and other Trees overlay applied to 25 Peterborough Street and update Planning Map 32C and H10 accordingly.	Reject
499.1	Daniel Rutherford John	Please remove our Tasmanian blue gum (at 20 Macmillan Ave) from the significant tree register.	Reject
499.2	Daniel Rutherford John	Please don't go ahead with considering the significant trees to be a qualifying matter.	Reject
705.2	Foodstuffs	Amend to exclude the protected tree on Stanmore Road frontage at 300,304 Stanmore Road and 9,11 Warwick Street	Reject
	Further submitter (number, name, position)		
	FS2037.566	Christchurch Civic Trust	Oppose
814.115	Carter Group Limited	Amend Appendix 9.4.7.1, so as to delete the scheduling of the common lime and variegated sycamore trees at 32 Armagh Street.	Reject
	Further submitter (number, name, position)		
	FS2082.945	Kāinga Ora	Oppose
874.31	Daresbury Ltd	[Seeks that council delete subchapter 9.4]	Reject
	Further submitter (number, name, position)		
	FS2037.643	Christchurch Civic Trust	Oppose
1011.1	John Hardie On Behalf Of Trustee of family trust	Oppose all restrictions on the boundary of its property at 48 Rata Street.	Reject

	Further submitter (number, name, position)			
	FS2085.48	The Riccarton Bush Trust	Oppose	Accept

Significant and Other Trees QM – Submissions in support			
Sub. No.	Submitter name	Summary of relief sought	Recommendation
23.5	Linda Barnes	[Retain Schedule of Significant Trees as a Qualifying Matter]	Accept in part
145.14	Te Mana Ora/Community and Public Health	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.	Accept in part
145.16	Te Mana Ora/Community and Public Health	Te Mana Ora supports the different proposals to support tree cover in the Housing and Business Choice Plan Change Consultation Document, including to update tree setbacks to better protect individual trees and to incentivise more tree planting, Financial Contributions, and the Schedule of Significant and Other Trees becoming a Qualifying matter.	Accept in part
180.3	Josiah Beach	[F]ully support[s] the Significant and other Trees Qualifying Matter.	Accept in part
	Further submitter (number, name, position)		
	FS2037.231	Christchurch Civic Trust	Support Accept in part
519.14	James Carr	Trees - especially big street trees are really important, especially for energy savings, mental health and also for encouraging active transport modes.	Accept in part
	Further submitter (number, name, position)		
	FS2037.522	Christchurch Civic Trust	Support Accept in part
834.25	Kāinga Ora – Homes and Communities	6.1A 1. Retain Significant and Other Tree Qualifying Matter.	Accept in part
834.27	Kāinga Ora – Homes and Communities	1. Retain Significant and Other Tree Qualifying Matter.	Accept in part
	Further submitter (number, name, position)		

	FS2037.4	Christchurch Civic Trust	Support	Accept in part
834.28	Kāinga Ora – Homes and Communities	RD1-RD8 1. Retain Significant and Other Tree Qualifying Matter.		Accept in part
	Further submitter (number, name, position)			
	FS2037.5	Christchurch Civic Trust	Oppose	Reject
834.29	Kāinga Ora – Homes and Communities	1. Retain Significant and Other Tree Qualifying Matter.		Accept in part
876.17 – 876.21	Alan Ogle	Support the provisions for tree canopy and financial contributions, noting: 1. Protections for trees, and incentives for planting more trees, should be part of the changes proposed in PC14. Any financial contributions made to compensate for tree removal should be required to be spent in the area where trees are removed to, at least, replace what was there with equivalent planting.		Accept in part
	Further submitter (number, name, position)			
	FS2083.26 + FS2083.27 + FS2083.28 + FS2083.29 + FS2083.30	Robert Broughton	Support	Accept in part

Natural Hazards QMs – Issue 1 – Specific changes to proposed QM provisions

Sub. No.	Submitter name	Summary of relief sought	Recommendation	
290.2	Alex Hallatt	Amend to require all new builds to provide stormwater collection and storage, either via tanks, or using natural systems such as raingardens.	Reject	
	Further submitter (number, name, position)			
	FS2082.235	Kāinga Ora	Oppose	Accept
	FS2037.408	Christchurch Civic Trust	Support	Reject
377.1	Toka Tū Ake EQC	Retain objective and add the following underlined: iv. The benefits of urban environments that support reductions in greenhouse gas emissions; and are resilient to <u>natural hazards</u> <u>and</u> the current and future effects of climate change.	Accept	
377.2	Toka Tū Ake EQC	Retain the policy, but formulate and add a definition of acceptable level of risk in regard to natural hazards.	Reject	
	Further submitter (number, name, position)			
	FS2082.288	Kāinga Ora	Oppose	Accept
377.10	Toka Tū Ake EQC	Regarding 5.2.2.2.1, remove “b. In the High Flood Hazard Management Area: provide for development of a residential unit on residentially zoned land where the flooding risk is predominantly influenced by sea-level rise and where appropriate mitigation can be provided that protects people’s safety, well-being and property from unacceptable risk”	Reject	
	Further submitter (number, name, position)			

	FS2082.291	Kāinga Ora	Oppose	Accept
627.25	Plain and Simple Ltd	[New provisions to enable] Temporary, modular lightweight housing / buildings [in natural hazard areas]		Reject
692.2	David Murison	[Regarding policies 14.2.8.5 and 14.2.8.6] [s]uggest that it is universally accepted that 'infrastructure' includes adequate carparking and a safe and effective transport network which does not contribute to traffic congestion. and a functioning and effective stormwater and wastewater network.		Reject
	Further submitter (number, name, position)			
	FS2082.435	Kāinga Ora	Oppose	Accept
693.1 + 693.2	Henri Murison	[Regarding policies 14.2.8.5 and 14.2.8.6] suggest that it is universally accepted that 'infrastructure' includes adequate carparking and a safe and effective transport network which does not contribute to traffic congestion. and a functioning and effective stormwater and wastewater network.		Reject
	Further submitter (number, name, position)			
	FS2082.444 + FS2082.445	Kāinga Ora	Oppose	Accept

Natural Hazards QMs – Issue 2 – Clarification of RUO and Coastal Hazards QM

Sub. No.	Submitter name	Summary of relief sought	Recommendation
380.6 + 380.7	South Shore Resident's Association (SSRA)	Clarify the interaction between the Residential Unit Overlay and the Qualifying Mater Coastal Hazard Management Areas	Reject Accept in part (refer to Ms Oliver's s42A)

Natural Hazards QMs – Issue 3 – More controls in areas at risk of flooding

Sub. No.	Submitter name	Summary of relief sought	Recommendation	
11.5	Cheryl Horrell	<i>Strengthen protections for existing homes <u>against flood risk</u></i>	Reject	
	Further submitter (number, name, position)			
	FS2037.43	Christchurch Civic Trust	Support	Reject
37.3	Susanne Trim	Special consideration to intensification proposals needs to be given due to flooding potential.	Reject	
	Further submitter (number, name, position)			
	FS2037.62	Christchurch Civic Trust	Support	Reject
63.91 + 63.92	Kathleen Crisley	That private stormwater drainage systems are included as a Qualifying Matter in the final decision on the proposed plan change.	Reject	
112.16	Nikki Smetham	"[Clarify and strengthen] these matters: Increased stormwater generally	Reject	
188.21 + 188.22	Riccarton Bush - Kilmarnock Residents' Association	New Qualifying Matter for areas subject to frequent surface flooding	Reject	
	Further submitter (number, name, position)			
	FS2037.258 + FS2037.259	Christchurch Civic Trust	Support	Reject
	FS2052.306 + FS2052.307	CIAL	Support	Reject
	FS2082.104 + FS2082.105	Kāinga Ora	Oppose	Accept

	FS2083.38 + FS2083.39	Robert Broughton	Support	Reject
200.10	Robert J Manthei	"Any future version of Plan Change 14 should incorporate regulations mandating 'Sponge city' concepts, no matter what the final density targets become. The CCC should set a sponginess rating of 35%, the same as Auckland's."		Reject
	Further submitter (number, name, position)			
	FS2037.290	Christchurch Civic Trust	Support	Reject
290.1	Alex Hallatt	Prepare for more heavy rain events and higher tides as predicted by the Intergovernmental Panel on Climate Change.		Reject
	Further submitter (number, name, position)			
	FS2037.407	Christchurch Civic Trust	Support	Reject
296.1	Danielle Barwick	Upgrade storm and wastewater infrastructure to better service existing and proposed future needs before allowing increased housing density.		Reject
377.8 + 377.9 + 377.12 + 377.13	Toka Tū Ake EQC	Consider restricting density of development in the High and Medium Density residential areas which intersect with the Flood Management overlay.		Reject
	Further submitter (number, name, position)			
	FS2082.289 + FS2082.290 + FS2082.292 + FS2082.293	Kāinga Ora	Oppose	Accept
480.4	Selma Claridge	Fix the stormwater drains before rezoning occurs		Reject

519.5	James Carr	It might be worthwhile requiring new houses in areas at risk from sea level rise or increasing flood risk to be designed to be easily relocated (not necessarily in one piece). Again this is likely to require a wood foundation, but given that these areas typically have soft soils this would not be a bad thing.		Reject
	Further submitter (number, name, position)			
	FS2037.518	Christchurch Civic Trust	Support	Reject
580.6 + 580.7	Darin Cusack	That further densification in areas where flooding is frequent and serious(and there is no immediate plan to mitigate) should be prevented by making those areas a qualifying matter.		Reject
644.1 + 644.7	Fay Brorens	[Retain] precautions around Natural Hazards including, flooding, liquefaction and sea level rise.		Reject
679.9	Tony Dale	I s[Submit that further densification in areas where flooding is frequent and serious (and there is no immediate plan to mitigate) should be prevented by making those areas a qualifying matter.		Reject
793.5	Fiona Bennetts	"Please ensure there are more parks/gardens/walkways between medium- and high- density builds. . Please re-wild some parts of the city that flood every time we get heavy rainfall."		Reject
	Further submitter (number, name, position)			
	FS2037.736	Christchurch Civic Trust	Support	Reject
868.3	Maureen Kerr	Address existing issues of traffic congestion, carparking, flooding, liquefaction		Reject
875.2	Philippa Rutledge	In [the Medium Density Residential Zone] qualifying matters – include stormwater infrastructure that has not been upgraded within the last 20 years. The plan change is subject to Part 2 in the usual way, and as such the health and well-being of people in s5 should not be diminished as a result of stormwater discharges.		Reject
	Further submitter (number, name, position)			
	FS2082.801	Kāinga Ora	Oppose	Accept

876.22	Alan Ogle	Further densification in areas where flooding is frequent and serious (and there is no immediate plan to mitigate) should be prevented by making those areas a qualifying matter.		Reject
	Further submitter (number, name, position)			
	FS2083.31	Robert Broughton	Support	Reject
876.24	Alan Ogle	Oppose intensification of development.		Reject
908.4	Ross Gray for Christchurch Civic Trust on behalf of Christchurch Civic Trust	[Seeks that council take] a water sensitive design (sponge city) approach for catchment-wide flood risk management.		Reject
	Further submitter (number, name, position)			
	FS2037.673	Christchurch Civic Trust	Support	Reject
908.6 + 908.7	Ross Gray for Christchurch Civic Trust on behalf of Christchurch Civic Trust	[Seeks that council take] a water sensitive design (sponge city) approach for catchment-wide flood risk management.		Reject
	Further submitter (number, name, position)			
	FS2037.675 + FS2037.676	Christchurch Civic Trust	Support	Reject
1086.1	Christian Jordan	Oppose intensification proposed by PC14		Reject

Natural Hazards QMs – Issue 4 – Site and area specific changes related to flooding				
Sub. No.	Submitter name	Summary of relief sought		Recommendation
11.8	Cheryl Horrell	Identify Bluebell Lane and other land that has sunk as a “Qualifying Matter” due to it being a “...High Flood Hazard Management Area [and] Flood Ponding Management Area...”.		Reject
73.1	Helen Spear	" Decision sought: Not stated. Decision reason: Not stated, although flood management area map appended to submission."		Reject
94.1	Rebecca Perkins	Remove the areas close to Papanui Road from the High-density Residential zone, especially those that are prone to flooding and do not have nearby stormwater systems that cope with heavy rain.		Reject
	Further submitter (number, name, position)			
	FS2037.168	Christchurch Civic Trust	Support	Reject
246.1 + 246.2	Robert Black	Include the Flood Management Area, or at least that part of the FMA in the Merivale catchment, as a Qualifying Matter to exclude MDRS rules from applying.		Reject
	Further submitter (number, name, position)			
	FS2082.206 + FS2082.207	Kāinga Ora	Oppose	Accept
329.1	Dominic Mahoney	Remove High-density Residential Zoning from Perry Street [Merivale]		Reject
583.3 + 583.6 + 583.7	Jaimita de Jongh	Seek that increased density is not allowed in areas that drain into the mid-Heathcote Ōpāwaho		Reject
653.10	David McLauchlan	Make Flooding on Palmside Street a Qualifying Matter for exemption from development.		Reject
668.1 + 668.2	Keri Murison	Amend the zoning of Strowan from HRZ to MRZ		Reject

668.4	Keri Murison	Strowan, particularly those blocks in the vicinity of St Andrews College, should be subject to a qualifying matter.		Reject
680.2 + 680.3	Bernard and Janette Johnston and Dovey	Consider the existing infrastructure issues on the Hills and amend PC14 to include a new Infrastructure Qualifying Matter area on the Hills as appropriate, and make all consequential amendments necessary to give effect to this submission.		Reject
682.2	Spreydon Resident's Association	Streets such as Leitch Street [which are flood prone] should be within a qualifying matter to restrict development further from high density housing.		Reject
	Further submitter (number, name, position)			
	FS2082.342	Kāinga Ora	Oppose	Accept
692.1	David Murison	Seeks that Council identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as Medium Density Residential Zone not High- density Residential Zone. Seek that this change be made by way of 'Area limited by Qualifying Matters' or other appropriate means		Reject
	Further submitter (number, name, position)			
	FS2082.434	Kāinga Ora	Oppose	Accept
692.3	David Murison	[Regarding 14.6.2] concerns in relation to the impact of the proposed changes on the stormwater and wastewater networks in our local community of Strowan		Reject
	Further submitter (number, name, position)			
	FS2082.436	Kāinga Ora	Oppose	Accept

692.9 + 692.10	David Murison	[I]dentify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as MRZ not HRZ as proposed in PC14, as the impact on infrastructure demand and amenity values under HRZ is significantly greater than under MRZ.		Reject
	Further submitter (number, name, position)			
	FS2082.442 + FS2082.443	Kāinga Ora	Oppose	Accept
693.3	Henri Murison	[Regarding 14.6.2] concerns in relation to the impact of the proposed changes on the stormwater and wastewater networks in our local community of Strowan		Reject
	Further submitter (number, name, position)			
	FS2082.446	Kāinga Ora	Oppose	Accept
693.9	Henri Murison	[U]rge Council to identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as MRZ not HRZ as proposed in PC14, as the impact on infrastructure demand and amenity values under HRZ is significantly greater than under MRZ.		Reject
	Further submitter (number, name, position)			
	FS2082.452	Kāinga Ora	Oppose	Accept
693.10	Henri Murison	Seeks that Council identify the area of Strowan, particularly those blocks in the vicinity of St Andrews College, as worthy of definition as an area which warrants zoning as Medium Density Residential Zone not High- density Residential Zone. Seek that this change be made by way of 'Area limited by Qualifying Matters' or other appropriate means		Reject
	Further submitter (number, name, position)			

	FS2082.453	Kāinga Ora	Oppose	Accept
794.2 + 794.3 + 794.8	Greg Partridge	The submitter requests that the area of South Richmond be made exempt from housing intensification via a qualifying matter due to natural hazard risks, in particular risk from future earthquakes and flooding.		Reject
	Further submitter (number, name, position)			
	FS2037.725 + FS2037.726 + FS2037.731	Christchurch Civic Trust	Support	Reject
	FS2070.2 + FS2070.4	Mountfort Planning Limited	Oppose	Accept
	FS2083.2	Robert Broughton	Oppose	Accept
901.15	John Hudson	Change Watford St from HRZ to MRZ		Reject

Natural Hazards QMs – Issue 5 – Removal of flooding overlay				
Sub. No.	Submitter name	Summary of relief sought	Recommendation	
443.12	Summerset Group Holdings Limited	Remove the natural hazards and waterbodies qualifying matters from the Summerset Cavendish site.	Accept	
834.20 – 834.24	Kāinga Ora – Homes and Communities	<p>6.1 A Qualifying matters</p> <p>1. Amend the provisions to remove /delete the mapped Hazard Management Areas from within the District Plan and instead hold this information in non-statutory GIS maps.</p> <p>2. Reduce the Tsunami Management Area to a 1:100 year hazard.</p> <p>3. Amend and make consequential changes to give effect to this submission.</p>	Reject	
	Further submitter (number, name, position)			
	FS2044.18 + FS2044.19 + FS2044.20 + FS2044.21 + FS2044.22	Chapman Tripp for the Diocese	Support	Reject
	FS2045.16 + FS2045.89 + FS2045.17 + FS2045.18 + FS2045.19 + FS2045.20 + FS2045.21 + FS2045.90	Chapman Tripp for the Carter Group	Support	Reject
	FS2049.9 + FS2049.10 + FS2049.11 + FS2049.12 + FS2049.13	Chapman Tripp for LMM Investments 2012	Support	Reject
	FS2075.7 + FS2075.8 + FS2075.9 + FS2075.10	Toka Tū Ake EQC	Oppose	Accept
	FS2050.32	Miles Premises Ltd	Support	Reject

877.4	Otautahi Community Housing Trust	Amend the provisions to remove / delete the mapped Hazard Management Areas from within the District Plan. Instead, these natural hazard overlays should be based on non-statutory map layers in the City Council's Interactive Viewer that sits outside the District Plan. Not included in the Proposed Plan and Variation.		Reject
	Further submitter (number, name, position)			
	FS2082.1232 + FS2082.1300	Kāinga Ora	Support in part	Reject

Natural Hazards QMs – Issue 6 – Include controls for areas susceptible to (non-coastal) erosion				
Sub. No.	Submitter name	Summary of relief sought	Recommendation	
154.1 + 154.2	Ōpāwaho Heathcote River Network (OHRN)	Amend by adding a Qualifying Matter, namely High Soil Erosion Risk area as indicated in the Land and Water Regional Plan.	Reject	
	Further submitter (number, name, position)			
	FS2037.220 + FS2037.221	Christchurch Civic Trust	Support	Reject
	FS2082.77 + FS2082.78	Kāinga Ora	Oppose	Accept
689.75	Environment Canterbury / Canterbury Regional Council	[That the Slope Instability Management Area Rules] take into account Trangmar’s erosion classes and exclude “severe” erosion class land from further subdivision and development.	Reject	
	Further submitter (number, name, position)			
	FS2037.1097	Christchurch Civic Trust	Support	Reject
	FS2075.18	Toka Tū Ake EQC	Support	Reject
	FS2082.426	Kāinga Ora	Oppose	Accept
689.76 + 689.77	Environment Canterbury / Canterbury Regional Council	<p>[Seeks new Qualifying Matters for]:</p> <ul style="list-style-type: none"> Slope Instability Management Areas - take into account Trangmar’s erosion classes and exclude “severe” erosion class land from further subdivision and development. 	Reject	

		the upper Halswell River catchment areas are covered by a Qualifying Matter that prevents further intensification because of inadequate stormwater infrastructure and downstream flooding effects.	
Further submitter (number, name, position)			
FS2037.1098 + FS2037.1099	Christchurch Civic Trust	Support	Reject
FS2066.8 + FS2066.9	Davie Lovell-Smith Limited	Oppose	Accept
FS2075.19 + FS2075.20	Toka Tū Ake EQC	Support	Reject
FS2082.427 + FS2082.428	Kāinga Ora	Oppose	Accept

Natural Hazards QMs – Issue 7 – Include controls for liquefaction and earthquake risk

Sub. No.	Submitter name	Summary of relief sought	Recommendation	
54.2 + 54.8	Shirley van Essen	[S]eek[s] that TC3 land (high liquification risk) should remain residential suburban.	Reject	
	Further submitter (number, name, position)			
	FS2070.5 + FS2070.6	Mountfort Planning Limited	Oppose	Accept
	FS2037.87	Christchurch Civic Trust	Support	Reject
246.4	Robert Black	List TC3 land as a Qualifying Matter. As a default, that land should not be intensively developed. It is appropriate to obtain resource consent to[o]	Reject	
	Further submitter (number, name, position)			
	FS2082.209	Kāinga Ora	Oppose	Accept
255.5 + 255.6	William Bennett	Introduce a TC3 land QM.	Reject	
	Further submitter (number, name, position)			
	FS2082.212 + FS2082.213	Kāinga Ora	Oppose	Accept
440.5	Sandi Singh	Neutral - seeks that the Technical Category 3 and 2 land is considered.	Reject	

707.2	Isobel Foyle	" [T]o rezone the area from High-density and commission a study of how suitable the land in Christchurch actually is for housing higher than two stories, especially as the Alpine Fault is now due for rupture."	Reject
763.1	Christina Stachurski	the Council must insist on getting Geotechnical Investigation Reports for all of the suburbs affected before the new 'law' can take effect here. And get those investigations done by 'independent' engineers.	Reject
778.1	Mary O'Connor	Consider making the earthquake damage risk to dwellings a Qualifying Matter. I'm not convinced that NZ can build multi-storey dwellings to withstand a rupture of the Alpine Fault and aftershocks that is likely to occur within the next 50 years (it's already overdue).	Reject
	Further submitter (number, name, position)		
	FS2083.1	Robert Broughton	Support
778.2 + 778.3	Mary O'Connor	Consider making the earthquake damage risk to dwellings a Qualifying Matter.	Reject
	Further submitter (number, name, position)		
	FS2083.2	Robert Broughton	Support
779.1	Glenda Duffell	Decision sought: [Oppose intensification in areas with liquefaction risk] Decision reason: Chapter 5 Natural Hazards: Allowing medium density housing in areas with a TC3 earthquake category is simply wrong. In the Redwood area where there was significant damage to housing due to underground streams and liquefaction, the extra housing medium density would bring to the area would put further pressure on the land and infrastructure of the area. There is a need to prevent existing houses from damage during the building processes of earthworks required for the foundations of such builds. I object to medium density housing in TC3 and TC2 category land.	Reject
784.2 + 784.3	Jessica Adams	Add QM to take account of geology in relation to ground strength and liquefaction risk	Reject

	Further submitter (number, name, position)			
	FS2086.2 + FS2086.3	Cheryl Horrell	Support	Reject
794.2 + 794.3 + 794.8	Greg Partridge	The submitter requests that the area of South Richmond be made exempt from housing intensification via a qualifying matter due to natural hazard risks, in particular risk from future earthquakes and flooding.		Reject
	Further submitter (number, name, position)			
	FS2037.725 + FS2037.726 + FS2037.731	Christchurch Civic Trust	Support	Reject
	FS2070.2 + FS2070.4	Mountfort Planning Limited	Oppose	Accept
	FS2083.2	Robert Broughton	Support	Reject
867.1	Robina Dobbie	[Seeks to] add in a qualifying matter in the CBD and other vulnerable areas of land for managing earthquake natural hazards.		Reject
868.3	Maureen Kerr	Address existing issues of traffic congestion, carparking, flooding, liquefaction		Reject
898.2	Denis McMurtrie	"[That] the area to the South and East of Harewood Road and Main North Road [around Paparoa Street / Strowan] is zoned Residential Suburban. "		Reject
902.3 + 902.4	Waipuna Halswell-Hornby-Riccarton Community Board	[Suggested new Qualifying Matter]: [That Council consider whether] the effects of the major earthquake sequence suffered by Christchurch in 2010-11 should be regarded a qualifying matter for the whole city. In the event that earthquake susceptibility of the whole city is not accepted as a qualifying matter, the Board considers that at least the most susceptible TC3 land should be a qualifying matter		Reject
	Further submitter (number, name, position)			

	FS2063.181 + FS2063.182	Ryman Healthcare Limited	Oppose	Accept
	FS2064.175 + FS2064.176	Retirement Village Association	Oppose	Accept
	FS2082.1265 + FS2082.1266	Kāinga Ora	Oppose	Accept
	FS2037.680	Christchurch Civic Trust	Support	Reject
902.5	Waipuna Halswell- Hornby-Riccarton Community Board	[That technical assessments are undertaken on]: <ul style="list-style-type: none"> • social impacts • infrastructure capacity • citywide geotechnical stability 		Reject
	Further submitter (number, name, position)			
	FS2082.1267	Kāinga Ora	Oppose	Accept
902.7	Waipuna Halswell- Hornby-Riccarton Community Board	[That the threshold for qualifying matters be lowered to enable] recognition of a range of other matters that render areas of the city unsuitable for the type of intensification proposed. These matters include land stability and the height of the water table in some areas, as well as the capacity of infrastructure such as roading to cope with additional development.		Reject
	Further submitter (number, name, position)			
	FS2082.1269	Kāinga Ora	Oppose	Accept
1086.1	Christian Jordan	Oppose intensification proposed by PC14		Reject

Natural Hazards QMs – Issue 8 – Include overlay for rockfall protection structures within slope instability areas			
Sub. No.	Submitter name	Summary of relief sought	Recommendation
231.1	Phil Elmey	Adopt the Building Code guidance document for design of passive protection structures as an acceptable method of reducing rockfall hazard on a site- specific basis.	Reject
240.1	Ruth Dyson	[re: Rule 5.6.1.2] All homes in the Port Hills which have had rockfall protection structures erected. There should be an additional overlay in the District Plan identifying that even though these homes are in a rockfall risk area, that these specific homes have rockfall protection structures in place.	Reject
368.1	Karen Theobald	[Seeks] removal of Point 7, Clause 5.6.1.2 of the District Plan...An alternative solution is to apply a new overlay accounting for a property or part of, that falls within a natural hazard area BUT its rockfall risk (for that particular dwelling) has been mitigated.	Reject

Natural Hazards QMs – Submissions in support				
Sub. No.	Submitter name	Summary of relief sought	Recommendation	
205.4 + 205.5	Addington Neighbourhood Association	That natural hazards must be allowed for, or the Council could face legal redress for allowing higher density in the wrong places.	Accept in part	
	Further submitter (number, name, position)			
	FS2037.296	Christchurch Civic Trust	Support	Accept in part
	FS2082.124 + FS2082.125	Kāinga Ora	Oppose	Reject
377.6	Toka Tū Ake EQC	Support the inclusion of flood, coastal, tsunami and slope hazard management areas as Qualifying Matters to reduce the level of enablement of the MDRS and NPS-UD.	Accept	
377.7	Toka Tū Ake EQC	Support 8.5.1.2 hazard constraints being included as matters of control of subdivision to create allotments within the Medium and High-density Residential Zones.	Accept	
689.73	Environment Canterbury / Canterbury Regional Council	<p>[Retain the following Qualifying Matters as notified]:</p> <ul style="list-style-type: none"> • Heritage areas, items and their settings, residential heritage areas • Flood Hazard Management Areas • Coastal Hazard Management Areas • Tsunami Management Area • Waterbody Setbacks • Radiocommunication Pathway Protection Corridors • Waste water constraint overlay • Sites of Ngāi Tahu Significance, including Wāhi tapu, silent files, ngā tūrangā tūpuna, ngā wai • Sites of ecological significance • Outstanding natural features and landscapes • Sunlight access • Residential Industrial Interface • Safe or efficient operation of nationally significant infrastructure (Electricity Transmission Corridors) 	Accept	

		<ul style="list-style-type: none"> • Safe or efficient operation of nationally significant infrastructure (NZ Rail Network) • Residential heritage areas (Medium density residential – Area specific rules) • Safe or efficient operation of nationally significant infrastructure (Lyttelton Port Influences Overlay) • City Spine Transport Corridor 		
Further submitter (number, name, position)				
	FS2012.3 + FS2012.6	Ministry of Justice	Support	Accept
	FS2037.1095	Christchurch Civic Trust	Support	Accept
	FS2056.22	Orion New Zealand Limited	Support	Accept
	FS2075.16	Toka Tū Ake EQC	Support	Accept
	FS2082.433	Kāinga Ora	Oppose	Reject
804.2	Waihoru Spreydon-Cashmere-Heathcote Community Board	[S]upports the qualifying matters in the proposal and in particular the following are of local interest in Waihoru Spreydon-Cashmere-Heathcote: Matters of national importance (RMA s6) – ... slope hazard areas...		Accept
804.8	Waihoru Spreydon-Cashmere-Heathcote Community Board	[S]upports the need to include high-risk natural hazards as Qualifying Matters. Coastal inundation, coastal erosion and tsunami hazards are all of concern to at least some of the community in Waihoru Spreydon-Cashmere-Heathcote.		Accept
834.18 + 834.19	Kāinga Ora – Homes and Communities	6.1A qualifying matters Table 1 Retain the Slope Hazard Areas qualifying matter.		Accept
Further submitter (number, name, position)				

	FS2055.9	KiwiRail	Oppose	Reject
	FS2075.5 + FS2075.6	Toka Tū Ake EQC	Support	Accept
881.22	Red Spur Ltd	[Regarding 5.6.1.1(P21)] Supports Redmund Spur Neighbourhood Centre subject to retention of Rule 5.6.1.1. P21 and for clarity change reference in a. from 'local centres' to 'neighbourhood centres'		Accept
900.2	Summit Road Society	We support the following items as qualifying matters: • Matters of national importance including sites of cultural, heritage and ecological importance, areas of high-risk natural hazards and significant trees. Public open space areas.		Accept
	Further submitter (number, name, position)			
	FS2037.682 + FS2082.825	Christchurch Civic Trust	Support	Accept
1009.4	Richard Abey-Nesbit	The submitter supports limitation of heritage areas in respect of identified natural hazards.		Accept

Submissions considered outside of scope				
Sub. No.	Submitter name	Summary of relief sought		Recommendation
397.1	Jane Katie Carter	Removal from the District Plan of a Significant tree at 83 North Avon Road Richmond Christchurch.		Reject/outside scope
1067.1	Catherine Elvidge	<p>The submitter seeks that the 16 Papanui War Memorial Avenues not be listed as a heritage item in Appendix 9.3.7.2. Alternatively they seek that:</p> <ul style="list-style-type: none"> - The listing be amended to include the specific aspects of the streets which comprise the item. - The plaques not be included in the listing. - A street-by-street assessment of each street be undertaken and only trees from the original memorial planting or others of significant landscape value be listed. - The trees be included in sub-chapter 9.4 Significant and other trees, rule 9.4.1.1 P6 and P12, instead of sub-chapter 9.3 Historic heritage. 		Reject/outside scope
159.3	Jenny Crooks	That 25a Greenhaven Drive, Burwood, be rezoned from Rural Urban Fringe Zone to residential (Medium Density Residential		Reject/outside scope
902.12	Waipuna Halswell-Hornby- Riccarton Community Board	[That new rules are added to require] that a tree be replanted on the roadside where trees have been removed and that it be as mature as possible. [Non-compliance with this requirement] should be a “discretionary activity”.		Reject/outside scope
	Further submitter (number, name, position)			
	FS2063.183	Ryman Healthcare Limited		Oppose Reject/outside scope

	FS2064.177	Retirement Village Association	Oppose	Reject/outside scope
	FS2082.1274	Kāinga Ora	Oppose	Reject/outside scope