

PC 14 COUNCIL REPLY – UPDATED SUBMISSIONS WITH RECOMMENDATIONS – CENTRAL CITY INCLUDING THE CITY CENTRE, CENTRAL CITY MIXED USE AND CENTRAL CITY MIXED USE (SOUTH FRAME) ZONES – APPENDIX B

The following provides an updated account of response to submissions relevant to the s42A of Holly Gardiner and Andrew Willis.

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**.

The rows shaded in orange contain submission points 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 have provided documentation of both original and further submissions and is available via the following link:

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

Sub. No.	Submitter name	Summary of relief sought	Recommendation
Outside Scope			
237.59	Marjorie Manthei	Delete 15.2.6.7 (a) (ii)	Reject
669.2	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
669.6	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
669.3	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
669.4	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	Reject

		Waitangi obligations [with] Mana Whenua to a level negotiated between these parties whom jointly develop associated mechanisms within the plan."			
669.5	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		
669.7	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		
308.9	Tony Pennell	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.	Reject		
	Fs No.	FS Name		Support/Oppose	Recommendation
	FS2082.255	Kainga Ora	Oppose	Accept	
308.10	Tony Pennell	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.	Reject		
	Fs No.	FS Name		Support/Oppose	Recommendation
	FS2082.256	Kainga Ora	Oppose	Accept	
308.11	Tony Pennell	[New built form standard to require] provision for future solar panel installation unless orientation north is impossible.	Reject		
	Fs No.	FS Name		Support/Oppose	Recommendation
	FS2082.257	Kainga Ora	Oppose	Accept	
627.19	Simon Bartholomew for 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		
627.20	Simon Bartholomew for 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		
627.21	Simon Bartholomew for 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		
627.23	Simon Bartholomew for 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		
685.20	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	Reject		
	Fs No.	FS Name		Support/Oppose	Recommendation
	FS2037.1124	Christchurch Civic Trust		Support	Reject
	FS2063.71	Ryman Healthcare Limited		Oppose	Accept
	FS2064.68	Retirement Village Association of New Zealand Incorporated		Oppose	Accept
	FS2082.364	Kainga Ora	Oppose	Accept	
685.21	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.	Reject		
	Fs. No	FS Name		Support/Oppose	Recommendation
	FS2037.1125	Christchurch Civic Trust		Support	Reject
	FS2063.72	Ryman Healthcare Limited	Oppose	Accept	

	FS2064.69	Retirement Village Association of New Zealand Incorporated	Oppose	Accept	
	FS2085.365	Kāinga Ora	Oppose	Accept	
685.22	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	[New built form standard] to require buildings to calculate their lifetime carbon footprint and be required to not exceed a sinking lid maximum.			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2037.1126	Christchurch Civic Trust	Support	Reject	
	FS2085.366	Kāinga Ora	Oppose	Accept	
93.2	Wayne Keen	Assist developers and builders to complete builds on land currently sitting vacant within the city.			Reject
423.2	Mark Aneil	Seeks to extend differential rating on Central City Vacant land to commercially zoned areas of New Brighton, Lyttelton, Sydenham and Linwood Village from 1 July 2024, as well as the inner city within the 4 Avenues.			Reject
Issue 1 - The role of urban design & amenity in enabling a WFUE in the Central City.					
760.12	Adele Radburnd for ChristchurchNZ	Retain as notified			Accept
760.13	Adele Radburnd for ChristchurchNZ	Amend a.v. to insert "standards for" as follows: (a)... v. minimum standards for landscaping, and outlook requirements; and			Accept
760.6	Adele Radburnd for ChristchurchNZ	Retain as notified			Accept
760.7	Adele Radburnd for ChristchurchNZ	Retain as notified			Accept
760.8	Adele Radburnd for ChristchurchNZ	Retain as notified			Accept
810.13	Anita Collie for Regulus Property Investments Limited	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres			Accept in part
810.14	Anita Collie for Regulus Property Investments Limited	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres			Accept in part
810.15	Anita Collie for Regulus Property Investments Limited	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres			Accept in part
337.19	Anna Melling	That maximum heights will be lowered to account for lower sun height further south.			Accept in part
337.22	Anna Melling	That maximum heights will be lowered to account for lower sun height further south.			Accept in part
337.24	Anna Melling	That maximum heights will be lowered to account for lower sun height further south.			Accept in part
799.11	Benjamin Love	[Retain provisions that enable mixed uses]			Accept
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.722	Christchurch Civic Trust	Support	Accept	
	FS2082.601	Kāinga Ora	Support	Accept	

834.248	Brendon Liggett for Kainga Ora – Homes and Communities	Delete the replacement Clause (a)(ii). [Retain] the deletion of existing clause (a)(ii).			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2044.102	The Catholic Diocese of Christchurch	Support	Reject	
	FS2045.3327	Carter Group Limited	Support	Reject	
834.249	Brendon Liggett for Kainga Ora – Homes and Communities	Amend Policy 15.2.6.4(a) as follows: <i>Encourage the intensification of residential activity within the Commercial Central City Business City Centre Zone by enabling high good quality residential development that positively contributes to supports a range of types of residential development typologies, tenures and prices, with an appropriate level of amenity including:...</i>			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2044.103	The Catholic Diocese of Christchurch	Support	Reject	
	FS2045.107	Carter Group Limited	Support	Reject	
834.250	Brendon Liggett for Kainga Ora – Homes and Communities	Amend Policy 15.2.6.5(ii) [to delete "wind generation"]			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2044.104	The Catholic Diocese of Christchurch	Support	Reject	
	FS2045.329	Carter Group Limited	Support	Reject	
834.255	Brendon Liggett for Kāinga Ora – Homes and Communities	Delete amendments seeking improved private amenity space, compensatory to the predominantly commercial nature of the Central City Mixed Use Zone. <i>... b. Require a level of private amenity space for residents that is proportionate to the extent of residential activity proposed, and which compensates for the predominantly commercial nature of the area, including consistent with the intended built form and mix of activities within that environment, through:...</i>			Reject
834.256	Brendon Liggett for Kāinga Ora – Homes and Communities	Retain policy as notified			Accept in part
834.271	Brendon Liggett for Kainga Ora – Homes and Communities	Consequential amendments associated with Appendix 14.16.2. Adopt Metropolitan Centre Zone Rules proposed in the Kāinga Ora submission Appendix 2 and amend these rules as appropriate.			Reject
834.272	Brendon Liggett for Kainga Ora – Homes and Communities	Consequential amendments associated with Appendix 14.16.2. Adopt Metropolitan Centre Zone Rules proposed in the Kāinga Ora submission Appendix 2 and amend these rules as appropriate.			Reject
812.9	James Barbour	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres			Accept in part
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.618	Kāinga Ora	Support	Accept	
834.295	Brendon Liggett for Kainga Ora – Homes and Communities	Delete the rule.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2044.116	The Catholic Diocese of Christchurch	Support	Reject	
	FS2045.120	Carter Group Limited	Support	Reject	

834.296	Brendon Liggett for Kainga Ora – Homes and Communities	Amend definition of Building Base as: Building Base: In respect to the City Centre and Central City Mixed Use Zones, means any part of any building that is below the maximum permitted height for that type of building in the zone. -2. Amend rule as follows: [not coded] Delete clauses i) B), iv) B), v) B) that require a 28m building base height			Accept in part
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2044.117	The Catholic Diocese of Christchurch	Support	Accept in part	
	FS2045.121	Carter Group Limited	Support	Accept in part	
834.297	Brendon Liggett for Kainga Ora – Homes and Communities	Delete all these provisions.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2044.118	The Catholic Diocese of Christchurch	Support	Reject	
834.298	Brendon Liggett for Kainga Ora – Homes and Communities	Delete all these provisions.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2044.119	The Catholic Diocese of Christchurch	Support	Reject	
	FS2045.122	Carter Group Limited	Support	Reject	
834.299	Brendon Liggett for Kainga Ora – Homes and Communities	Delete provision.			Accept in part Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2044.120	The Catholic Diocese of Christchurch	Support	Accept in part Reject	
	FS2045.123 & FS2045.124	Carter Group Limited	Support	Accept in part Reject	
834.300	Brendon Liggett for Kainga Ora – Homes and Communities	Delete provision			Accept in part
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2044.121	The Catholic Diocese of Christchurch	Support	Accept in part	
	FS2045.125	Carter Group Limited	Support	Accept in part	
834.301	Brendon Liggett for Kainga Ora – Homes and Communities	Delete provision			Accept
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2044.122	The Catholic Diocese of Christchurch	Support	Accept	
	FS2045.126	Carter Group Limited	Support	Accept	
834.302	Brendon Liggett for Kainga Ora – Homes and Communities	15.12.1.1(P16)(a)(iii) Amend rule by deleting clause (a)(iii).			Reject Accept
834.303	Brendon Liggett for Kainga Ora – Homes and Communities	15.12.1.1(P16)(c)(iii) Amend rule by deleting clause (c)(iii).			Reject

834.304	Brendon Liggett for Kainga Ora – Homes and Communities	15.12.1.1(P16)(j) Amend rule by deleting clause (j).	Reject
834.305	Brendon Liggett for Kainga Ora – Homes and Communities	15.12.1.3(RD2) – Buildings Amend rule by deleting clauses (k) upper floor setbacks and (l) glazing.	Reject
834.306	Brendon Liggett for Kainga Ora – Homes and Communities	15.12.1.3(RD4) – Four or more residential units Amend rule by deleting clauses (b) outdoor living space and (c) glazing.	Reject
834.307	Brendon Liggett for Kainga Ora – Homes and Communities	Delete PC14 amendments and retain operative plan rule.	Reject
834.309	Brendon Liggett for Kainga Ora – Homes and Communities	Delete PC14 amendments and retain operative plan rule.	Reject
834.311	Brendon Liggett for Kainga Ora – Homes and Communities	Amend the rule by deleting clauses (b) and (c).	<u>Reject Accept in part</u>
834.312	Brendon Liggett for Kainga Ora – Homes and Communities	Delete the rule	Reject
834.313	Brendon Liggett for Kainga Ora – Homes and Communities	Delete this rule	Reject
834.314	Brendon Liggett for Kainga Ora – Homes and Communities	<u>[Central City Mixed Use Zone South Frame]</u> 15.132.1.1(P13)(a)(iii) Amend the rule by deleting clause (a)(iii).	<u>Reject Accept</u>
834.315	Brendon Liggett for Kainga Ora – Homes and Communities	<u>[Central City Mixed Use Zone South Frame]</u> 15. 132.1.1(P13)(d)(iii) Amend the rule by deleting clause (d)(iii).	Reject
834.316	Brendon Liggett for Kainga Ora – Homes and Communities	<u>[Central City Mixed Use Zone South Frame]</u> 15. 132.1.1(P13)(f)(g)(j) 1. Amend the rule by retaining the operative Plan wording for clause (f). 2. Delete clauses (g) and (j).	Reject
834.317	Brendon Liggett for Kainga Ora – Homes and Communities	15.13.1.3(RD4) Amend the rule by deleting clauses (b) - glazing and (c) – outlook.	Reject
834.318	Brendon Liggett for Kainga Ora – Homes and Communities	15.13.1.3(RD5) Amend the rule by deleting clauses (l) – upper floor setbacks and (m) – glazing.	Reject
834.320	Brendon Liggett for Kainga Ora – Homes and Communities	15.13.2.4(f) ‘Street scene, landscaping and trees’ Amend the rule by deleting the PC14 amendments and retaining the Operative Plan rule wording.	Reject
834.321	Brendon Liggett for Kainga Ora – Homes and Communities	15.13.2.10 – Building Tower Setbacks - delete rules	Reject

834.322	Brendon Liggett for Kainga Ora – Homes and Communities	Delete 15.13.2.11 – tower coverage			Reject
834.323	Brendon Liggett for Kainga Ora – Homes and Communities	Delete Rule 15.13.2.12			Reject
834.325	Brendon Liggett for Kainga Ora – Homes and Communities	Delete the following assessment matters: 15.14.3.35 – upper floor setbacks			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2044.124	The Catholic Diocese of Christchurch	Support	Reject	
	FS2045.128	Carter Group Limited	Support	Reject	
834.327	Brendon Liggett for Kainga Ora – Homes and Communities	15.14.3.37 Glazing - delete assessment matters			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2044.126	The Catholic Diocese of Christchurch	Support	Reject	
	FS2045.132	Carter Group Limited	Support	Reject	
834.328	Brendon Liggett for Kainga Ora – Homes and Communities	15.14.3.38 Outdoor Spaces - delete the following assessment matters			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2044.127	The Catholic Diocese of Christchurch	Support	Reject	
	FS2045.373	Carter Group Limited	Support	Reject	
834.329	Brendon Liggett for Kainga Ora – Homes and Communities	15.14.3.39 Wind – delete the following assessment matters.			Accept in part
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2044.128	The Catholic Diocese of Christchurch	Support	Reject	
	FS2045.350	Carter Group Limited	Support	Reject	
657.1	Clair Higginson	Add new point (viii) to 15.13.14.2.6 Commercial Central City Business City Centre and Central City Mixed Use Zones urban design: <i>Whether the increased height, or reduced setbacks, or recession plane intrusion would result in that do not compromise the amenity of adjacent properties planned urban built, taking into account the following matters of discretion apply:</i> <i>Building bulk and dominance effects on surrounding neighbours;</i> <i>Privacy and shading effects on surrounding neighbours, including on habitable rooms or outdoor living spaces</i>			Reject
657.6	Clair Higginson	Include a clause from '14.15.3 Impacts on neighbouring property' in relation to the change in maximum building height in the Central City Mixed Use Zone			Reject
762.35	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	[Increase measurement] from 3.5m to a minimum between 4.2 & 4.5m [This rule is not to be changed under PC14].			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.800	Christchurch Civic Trust	Support	Reject	

762.36	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	[Increase measurement] from 3.5m to a minimum between 4.2 & 4.5m [This rule is not to be changed under PC14].			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.801	Christchurch Civic Trust	Support	Reject	
762.37	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	[Increase measurement] from 3.5m to a minimum between 4.2 & 4.5m [This rule is not to be changed under PC14].			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.802	Christchurch Civic Trust	Support	Reject	
814.220	Jo Appleyard for Carter Group Limited	Oppose 15.12.2.9. Seek that this is deleted.			<u>Reject</u>
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1050	Kāinga Ora	Seek amendment	Reject	
823.186	Jo Appleyard for The Catholic Diocese of Christchurch	Delete Rule 15.12.2.9 in its entirety.			<u>Reject</u>
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1418	Christchurch Civic Trust	Oppose	Accept	
	FS2045.359	Carter Group Limited	Support	Reject	
	FS2082.1196	Kāinga Ora	Support in part	Reject	
834.310	Brendon Liggett for Kainga Ora – Homes and Communities	Delete proposed Rule 15.12.2.9 Minimum number of floors.			<u>Reject</u>
235.10	Geordie Shaw	[That P13.i. the minimum glazing standard allows more flexibility in achieving the intent of the policies]			Accept in part
235.11	Geordie Shaw	[That the minimum glazing standard allows more flexibility in achieving the intent of the policies]			Accept in part
235.8	Geordie Shaw	[That P16.f. the minimum glazing standard allows more flexibility in achieving the intent of the policies]			Accept in part
235.9	Geordie Shaw	[That the minimum glazing standard allows more flexibility in achieving the intent of the policies]			Accept in part
872.10	Henry Sullivan for Oyster Management Limited	Delete Rule 15.12.1.3 RD5.			Reject
872.14	Amy Coleburn for Oyster Management Limited	Retain Rule 15.11.1.3 RD3			Accept
872.16	Henry Sullivan for Oyster Management Limited	Retain Standard 15.11.2.11(a)(i)(A) and delete (a)(i)(B) re maximum height for building base.			<u>Reject Accept</u>
872.17	Henry Sullivan for Oyster Management Limited	Delete Standard 15.11.2.12.			Reject
872.3	Henry Sullivan for Oyster Management Limited	Delete Rule 15.13.1.2 C1			Reject
872.4	Henry Sullivan for Oyster Management Limited	Delete Rule 15.13.1.3 RD1.			Reject

872.5	Henry Sullivan for Oyster Management Limited	Amend Rule 15.13.1.3 RD5 as follows: <i>Any activity listed in Rule 15.13.1.1 P1 to P156 and Rule 15.13.1.3 RD1 to RD4 and RD6 that does not meet one or more of the built form standards in Rule 15.13.2, except 15.13.2.1(a)/(b), unless otherwise specified.</i>			Reject
872.6	Henry Sullivan for Oyster Management Limited	Delete Rule 15.13.1.4 D2.			Reject
872.8	Henry Sullivan for Oyster Management Limited	Amend Rule 15.12.1.3 RD2 as follows: <i>Any activity listed in Rule 15.12.1.1 P1 to P20 that does not meet one or more of the built form standards in Rule 15.12.2, except 15.12.2.2(b), unless otherwise specified.</i>			Reject
872.9	Henry Sullivan for Oyster Management Limited	Delete Rule 15.12.1.4 D2.			Reject
812.10	James Barbour	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres			Accept in part
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.619	Kāinga Ora	Support	Accept	
812.11	James Barbour	[Retain provisions that] support the intensification of urban form to provide for additional development capacity, particularly near the city and commercial centres			Accept in part
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.620	Kāinga Ora	Support	Accept	
834.291	Brendon Liggett for Kainga Ora – Homes and Communities	C1 - Delete proposed PC14 amendments to the rule i.e. retain the Operative Plan provision.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2044.112	The Catholic Diocese of Christchurch	Support	Reject	
	FS2045.116	Carter Group Limited	Support	Reject	
519.9	James Carr	Seeks the minimum lot size in Central City Mixed Use Zone is reduced. A minimum lot size of 500 square metres in the Central City Mixed Use Zone is big and is likely to discourage smaller developers from creating more interesting smaller buildings. For example, [submitter has] been working with a developer on a proposal for a rather loud building on a 250 square metre site on High Street, with a retail ground floor and perhaps five stories of apartments above. There is no good reason why such things should be discouraged. This is probably getting close to the lower size limit for a medium rise building with a single stair and lift to be economic, but it still seems to be viable, and a smaller building is a smaller financial commitment (and risk) if the developer wants to do something more daring architecturally or conceptually.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.520	Christchurch Civic Trust	Support	Reject	
571.31	James Harwood	I support high-density housing near the city and commercial centres.			Accept
571.32	James Harwood	I support high-density housing near the city and commercial centres.			Accept in part
689.61	Jeff Smith for Environment Canterbury / Canterbury Regional Council	[Retain Policy as notified]			Accept
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS237.1083	Christchurch Civic Trust	Support	Accept	
689.62	Jeff Smith for Environment Canterbury / Canterbury Regional Council	[Retain Policy as notified]			Accept
	FS No.	FS Name	Support/Oppose	Recommendation	

	FS2037.1084	Christchurch Civic Trust	Support	Accept	
689.69	Jeff Smith for Environment Canterbury / Canterbury Regional Council	[Retain Policy as notified]			Accept
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1091	Christchurch Civic Trust	Support	Accept	
689.70	Jeff Smith for Environment Canterbury / Canterbury Regional Council	[Retain Policy as notified]			Accept in part
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1092	Christchurch Civic Trust	Support	Accept	
814.188	Jo Appleyard for Carter Group Limited	Delete the proposed amendments in clause (a)(ii) of Policy 15.2.6.3.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1018	Kāinga Ora	Support in part	Reject	
814.189	Jo Appleyard for Carter Group Limited	Delete the proposed amendments in clauses (a)(vi)-(viii) of Policy 15.2.6.4.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1019	Kāinga Ora	Support in part	Reject	
814.190	Jo Appleyard for Carter Group Limited	Oppose Policy 15.2.6.5. Seek that this is deleted.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1020	Kāinga Ora	Support in part	Reject	
834.292	Brendon Liggett for Kainga Ora – Homes and Communities	15.11.1.3(RD4)(b) and (c) Amend the rule by deleting clauses (b) and (c) as follows: <i>a. Residential activity in the Commercial Central City Business-City Centre and Central City Mixed Use Zones – Rule 15.14.2.9</i> b. Glazing – 15.14.3.37 c. Outlook spaces – 15.14.3.38.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2044.113	The Catholic Diocese of Christchurch	Support	Reject	
	FS2045.117	Carter Group Limited	Support	Reject	
834.293	Brendon Liggett for Kainga Ora – Homes and Communities	15.12.1.3(RD4)(b) and (c) Amend the rule by deleting clauses (b) and (c) as follows: <i>a. Residential activity in the Commercial Central City Business-City Centre and Central City Mixed Use Zones – Rule 15.14.2.9</i> b. Glazing – 15.14.3.37 c. Outlook spaces – 15.14.3.38.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2044.114	The Catholic Diocese of Christchurch	Support	Reject	
	FS2045.118	Carter Group Limited	Support	Reject	
872.12	Henry Sullivan for Oyster Management Limited	Delete Rule 15.11.1.2.C1			Reject
814.199	Jo Appleyard for Carter Group Limited	Rule 15.11.1.2 C1 - Amend as follows: <i>a. Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.101.1.1 P1 to P17, which is:</i> i. within the Central City Core area 28m or less in height; and ii. visible from a publicly owned and accessible space; and			Reject

		<i>iii. meets the following built form standards:- A. Rule 15.11.2.3 Sunlight and outlook for the street; and/or B. Rule 15.11.2.12 Maximum road wall height; iv. iii. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes...</i>			
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1029	Kainga Ora	Support in part	Reject	
814.203	Jo Appleyard for Carter Group Limited	Support Rule 15.11.2.3. Retain as notified.			Accept <u>in part</u>
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1033	Kainga Ora	Support in part	<u>Reject Accept in part</u>	
814.204	Jo Appleyard for Carter Group Limited	Support Rule 15.11.2.9. Retain as notified.			Accept
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1034	Kāinga Ora	Support in part	Reject	
814.206	Jo Appleyard for Carter Group Limited	Oppose Rule 15.11.2.12. Seek that this be deleted.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2042.60	Cambridge 137 Limited	Support	Reject	
	FS2082.1036	Kāinga Ora	Support in part	Reject	
814.207	Jo Appleyard for Carter Group Limited	Oppose Rule 15.11.2.14. Seek that this be deleted.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2042.61	Cambridge 137 Limited	Support	Reject	
	FS2082.1037	Kāinga Ora	Support in part	Reject	
814.208	Jo Appleyard for Carter Group Limited	Oppose Rule 15.11.2.15. Seek that this be deleted.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1038	Kāinga Ora	Support in part	Reject	
814.209	Jo Appleyard for Carter Group Limited	Oppose 15.11.2.16. Seek that this be deleted.			<u>Reject Accept</u>
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2082.1039	Kāinga Ora	Support in part	<u>Reject Accept in part</u>	
814.210	Jo Appleyard for Carter Group Limited	Oppose Rule 15.11.2.17. Seek that this be deleted.			Accept
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1040	Kāinga Ora	Support in part	Reject	
814.211	Jo Appleyard for Carter Group Limited	Oppose 15.12.1.1 Seek that the status quo is retained.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1041	Kāinga Ora	Support in part	Reject	
814.214	Jo Appleyard for Carter Group Limited	Oppose 15.12.1.3 RD4. Seek that this be deleted.			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2082.1044	Kāinga Ora	Support in part	Reject	

814.215	Jo Appleyard for Carter Group Limited	Oppose 15.11.1.3 RD2. Seek that this be deleted.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1045	Kāinga Ora	Support in part	Reject	
814.218	Jo Appleyard for Carter Group Limited	Retain the status quo in clause (a)(iv) of rule 15.12.2.1 – i.e. 5% rather than 10% site landscaping.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1048	Kāinga Ora	Seek amendment	Reject	
814.237	Jo Appleyard for Carter Group Limited	Delete Rule 15.14.3.39 in its entirety.			Accept-in-part
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1067	Kāinga Ora	Seek amendment	Reject Accept	
823.165	Jo Appleyard for The Catholic Diocese of Christchurch	Rule 15.11.1.2 C1 - Amend as follows: <i>a. Any new building, external alteration to any existing building, or the use of any part of a site not occupied by a building, for an activity listed in Rule 15.101.1.1 P1 to P17, which is:</i> <i>i. within the Central City Core area 28m or less in height; and</i> <i>ii. visible from a publicly owned and accessible space; and</i> <i>iii. meets the following built form standards:-</i> A. Rule 15.11.2.3 Sunlight and outlook for the street; and/or B. Rule 15.11.2.12 Maximum road wall height; <i>iv. iii. is certified by a qualified expert on a Council approved list as meeting each of the urban design provisions/ outcomes...</i>			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1397	Christchurch Civic Trust	Oppose	Accept	
	FS2045.338	Carter Group Limited	Support	Reject	
	FS2082.1171	Kainga Ora	Seek amendment	Reject	
814.221	Jo Appleyard for Carter Group Limited	Oppose 15.12.2.10. Seek that this be deleted.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1051	Kāinga Ora	Support in part	Reject	
814.222	Jo Appleyard for Carter Group Limited	Oppose 15.12.2.11. Seek that this be deleted.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082	Kāinga Ora	Support in part	Reject	
872.15	Henry Sullivan for Oyster Management Limited	Amend Rule 15.11.1.4.D1 as follows: <i>Any activity that does not meet one or more of built form standards in Rules 15.11.2.11(a)(i)(B), (a)(ii), (a)(iii) and (a)(iv)(B) (Building Height) and/or 15.11.2.12 (Maximum Road Wall Height) unless otherwise specified.</i>			Reject-Accept in part
814.202	Jo Appleyard for Carter Group Limited	Oppose 15.11.1.4 D1. Seek that this be deleted.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1032	Kainga Ora	Seek amendment	Reject	
823.168	Jo Appleyard for The Catholic Diocese of Christchurch	Delete Rule 15.11.1.4 D1 in its entirety.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	

	FS2037.1400	Christchurch Civic Trust	Oppose	Accept	
	FS2045.341	Carter Group Limited	Support	Reject	
	FS2082.1180	Kainga Ora	Seek amendment	Reject	
834.290	Brendon Liggett for Kainga Ora – Homes and Communities	Retain P18 as notified.			Accept
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2044.111	The Catholic Diocese of Christchurch	Support	Accept	
	FS2045.115	Carter Group Limited	Support	Accept	
814.223	Jo Appleyard for Carter Group Limited	Oppose 15.12.2.12. Seek that this be deleted.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2042.63	Cambridge 137 Limited	Support	Reject	
	FS2082.1053	Kāinga Ora	Support in part	Reject	
814.225	Jo Appleyard for Carter Group Limited	Retain the status quo in respect of Rule 15.13.1.1 P13.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1055	Kāinga Ora	Support in part	Reject	
814.226	Jo Appleyard for Carter Group Limited	Delete proposed new clauses (j)-(m) in Rule 15.13.1.3 RD5.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1056	Kāinga Ora	Support in part	Reject	
814.228	Jo Appleyard for Carter Group Limited	Oppose 15.13.2.10. Seek that this be deleted.			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2082.1058	Kāinga Ora	Support in part	Reject	
814.198	Jo Appleyard for Carter Group Limited	Oppose plan changes to Rule 15.11.1.1.			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2082.1028	Kainga Ora	Support in part	Reject	
814.230	Jo Appleyard for Carter Group Limited	Oppose 15.13.2.11. Seek that this is deleted.			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2082.1060	Kāinga Ora	Support in part	Reject	
814.231	Jo Appleyard for Carter Group Limited	Oppose 15.13.2.12. Seek that this is deleted.			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2082.1061	Kāinga Ora	Support in part	Reject	
814.233	Jo Appleyard for Carter Group Limited	Delete Rule 15.14.3.35 in its entirety.			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2082.1063	Kāinga Ora	Support in part	Reject	
814.235	Jo Appleyard for Carter Group Limited	Delete Rule 15.14.3.37 in its entirety.			Reject

	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2082.1065	Kāinga Ora	Support in part	Reject	
814.236	Jo Appleyard for Carter Group Limited	Delete Rule 15.14.3.38 in its entirety.			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2082.1066	Kāinga Ora	Support in part	Reject	
823.154	Jo Appleyard for The Catholic Diocese of Christchurch	Delete the proposed amendments in clause (a)(ii).			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1386	Christchurch Civic Trust	Oppose	Accept	
	FS2045.3327	Carter Group Limited	Support	Reject	
	FS2082.1168	Kāinga Ora	Oppose in part	Reject	
823.155	Jo Appleyard for The Catholic Diocese of Christchurch	Delete the proposed amendments in clauses (a)(vi)-(viii).			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1387	Christchurch Civic Trust	Oppose	Accept	
	FS2045.328	Carter Group Limited	Support	Reject	
	FS2082.1169	Kāinga Ora	Oppose in part	Reject	
823.160	Jo Appleyard for The Catholic Diocese of Christchurch	15.11.1.1 P13 (CCZ Residential activity). Delete			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2037.1392	Christchurch Civic Trust	Oppose	Accept	
	FS2045.333	Carter Group Limited	Support	Reject	
	FS2082.1174	Kāinga Ora	Oppose in part	Reject	
823.156	Jo Appleyard for The Catholic Diocese of Christchurch	Delete Policy 15.2.6.5 – Pedestrian Focus.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1388	Christchurch Civic Trust	Oppose	Accept	
	FS2045.329	Carter Group Limited	Support	Reject	
	FS2082.1170	Kāinga Ora	Oppose in part	Reject	
823.164	Jo Appleyard for The Catholic Diocese of Christchurch	15.11.1.1 - P13 - Delete			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2037.1396	Christchurch Civic Trust	Oppose	Accept	
	FS2045.337	Carter Group Limited	Support	Reject	
	FS2082.1176	Kāinga Ora	Oppose in part	Reject	
834.294	Brendon Liggett for Kainga Ora – Homes and Communities	Amend rule [15.11.1.3 RD5] by deleting clauses (m) and (n) as follows: m. Upper floor setbacks, tower dimension and site coverage – Rule 15.14.3.35 n. Wind – Rule 15.14.3.39			Reject

	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2044.115	The Catholic Diocese of Christchurch	Support	Reject	
	FS2045.119	Carter Group Limited	Support	Reject	
61.44	Geoffrey Banks for Victoria Neighbourhood Association (VNA)	That each new build needs to be assessed in relation to design and impact on neighbours.			Accept in part
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2082.35	Kāinga Ora	Oppose	Reject	
872.13	Henry Sullivan for Oyster Management Limited	Delete Rule 15.11.1.3.RD1			Reject
814.200	Jo Appleyard for Carter Group Limited	Oppose 15.11.1.3 RD5. Seek that the status quo provisions is retained.			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2082.1030	Kāinga Ora	Support in part	Reject	
823.166	Jo Appleyard for The Catholic Diocese of Christchurch	Retain the status quo in respect of Rule 15.11.1.3 RD5.			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2037.1398	Christchurch Civic Trust	Oppose	Accept	
	FS2045.339	Carter Group Limited	Support	Reject	
	FS2082.1178	Kāinga Ora	Oppose in part	Reject	
823.169	Jo Appleyard for The Catholic Diocese of Christchurch	Adopt			Accept
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2037.1401	Christchurch Civic Trust	Oppose	Reject	
	FS2045.342	Carter Group Limited	Support	Accept	
823.170	Jo Appleyard for The Catholic Diocese of Christchurch	Adopt			Accept
	FS. No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1402	Christchurch Civic Trust	Oppose	Reject	
	FS2045.343	Carter Group Limited	Support	Accept	
823.172	Jo Appleyard for The Catholic Diocese of Christchurch	Delete Rule 15.11.2.12 in its entirety.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1404	Christchurch Civic Trust	Oppose	Accept	
	FS2045.345	Carter Group Limited	Support	Reject	
	FS2082.1182	Kāinga Ora	Oppose in part	Reject	
823.173	Jo Appleyard for The Catholic Diocese of Christchurch	Delete Rule 15.11.2.14 in its entirety.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	

	FS2037.1405	Christchurch Civic Trust	Oppose	Accept	
	FS2045.346	Carter Group Limited	Support	Reject	
	FS2082.1183	Kāinga Ora	Oppose in part	Reject	
823.174	Jo Appleyard for The Catholic Diocese of Christchurch	Delete Rule 15.11.2.15 in its entirety.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1406	Christchurch Civic Trust	Oppose	Accept	
	FS2045.347	Carter Group Limited	Support	Reject	
	FS2082.1034	Kāinga Ora	Oppose in part	Reject	
823.175	Jo Appleyard for The Catholic Diocese of Christchurch	Delete Rule 15.11.2.16 in its entirety.			Reject <u>Accept</u>
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1407	Christchurch Civic Trust	Oppose	<u>Accept</u> <u>Reject</u>	
	FS2045.348	Carter Group Limited	Support	<u>Reject</u> <u>Accept</u>	
	FS2082.1185	Kāinga Ora	Oppose in part	<u>Reject</u> <u>Accept</u>	
823.176	Jo Appleyard for The Catholic Diocese of Christchurch	Delete Rule 15.11.2.17 in its entirety.			Accept
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1408	Christchurch Civic Trust	Oppose	Reject	
	FS2045.349	Carter Group Limited	Support	Accept	
	FS2082.1186	Kāinga Ora	Oppose in part	Reject	
823.177	Jo Appleyard for The Catholic Diocese of Christchurch	Retain the status quo in respect of Rule 15.12.1.1 P16.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1409	Christchurch Civic Trust	Oppose	Accept	
	FS2045.350	Carter Group Limited	Support	Reject	
	FS2082.1187	Kāinga Ora	Oppose in part	Reject	
823.179	Jo Appleyard for The Catholic Diocese of Christchurch	Retain the status quo in respect of Rule 15.12.1.3 RD2.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1411	Christchurch Civic Trust	Oppose	Accept	
	FS2045.352	Carter Group Limited	Support	Reject	
	FS2082.1187	Kāinga Ora	Oppose in part	Reject	
823.180	Jo Appleyard for The Catholic Diocese of Christchurch	Delete Rule 15.12.1.3 RD4.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1412	Christchurch Civic Trust	Oppose	Accept	
	FS2045.353	Carter Group Limited	Support	Reject	

	FS2082.1190	Kāinga Ora	Oppose in part	Reject	
823.181	Jo Appleyard for The Catholic Diocese of Christchurch	Rule 15.12.1.3 RD5. Delete			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1413	Christchurch Civic Trust	Oppose	Accept	
	FS2045.354	Carter Group Limited	Support	Reject	
	FS2082.1191	Kāinga Ora	Oppose in part	Reject	
823.184	Jo Appleyard for The Catholic Diocese of Christchurch	Retain the status quo in clause (a)(iv) – i.e. 5% rather than 10% site landscaping.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1416	Christchurch Civic Trust	Oppose	Accept	
	FS2045.357	Carter Group Limited	Support	Reject	
	FS2082.1194	Kāinga Ora	Oppose in part	Reject	
823.187	Jo Appleyard for The Catholic Diocese of Christchurch	Delete Rule 15.12.2.10 in its entirety.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1419	Christchurch Civic Trust	Oppose	Accept	
	FS2045.360	Carter Group Limited	Support	Reject	
	FS2082.1197	Kāinga Ora	Oppose in part	Reject	
823.188	Jo Appleyard for The Catholic Diocese of Christchurch	Delete Rule 15.12.2.11 in its entirety.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1420	Christchurch Civic Trust	Oppose	Accept	
	FS2045.361	Carter Group Limited	Support	Reject	
	FS2082.1198	Kāinga Ora	Oppose in part	Reject	
823.189	Jo Appleyard for The Catholic Diocese of Christchurch	Delete Rule 15.12.2.12 in its entirety.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1421	Christchurch Civic Trust	Oppose	Accept	
	FS2045.362	Carter Group Limited	Support	Reject	
	FS2082.1199	Kāinga Ora	Oppose in part	Reject	
823.191	Jo Appleyard for The Catholic Diocese of Christchurch	Retain the status quo in respect of Rule 15.13.1.1 P13.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1423	Christchurch Civic Trust	Oppose	Accept	
	FS2045.364	Carter Group Limited	Support	Reject	
	FS2082.1201	Kāinga Ora	Oppose in part	Reject	

823.192	Jo Appleyard for The Catholic Diocese of Christchurch	Delete proposed new clauses (j)-(m) in Rule 15.13.1.3 RD5.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1424	Christchurch Civic Trust	Oppose	Accept	
	FS2045.365	Carter Group Limited	Support	Reject	
	FS2082.1202	Kāinga Ora	Oppose in part	Reject	
823.195	Jo Appleyard for The Catholic Diocese of Christchurch	Delete Rule 15.12.2.10 in its entirety.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1427	Christchurch Civic Trust	Oppose	Accept	
	FS2045.368	Carter Group Limited	Support	Reject	
	FS2082.1205	Kāinga Ora	Oppose in part	Reject	
823.196	Jo Appleyard for The Catholic Diocese of Christchurch	Delete Rule 15.12.2.11 in its entirety.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1428	Christchurch Civic Trust	Oppose	Accept	
	FS2045.369	Carter Group Limited	Support	Reject	
	FS2082.1206	Kāinga Ora	Oppose in part	Reject	
823.197	Jo Appleyard for The Catholic Diocese of Christchurch	Delete Rule 15.12.2.12 in its entirety.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1429	Christchurch Civic Trust	Oppose	Accept	
	FS2045.370	Carter Group Limited	Support	Reject	
	FS2082.1207	Kāinga Ora	Oppose in part	Reject	
823.199	Jo Appleyard for The Catholic Diocese of Christchurch	Delete Rule 15.14.3.35 in its entirety.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1431	Christchurch Civic Trust	Oppose	Accept	
	FS2045.372	Carter Group Limited	Support	Reject	
	FS2082.1209	Kāinga Ora	Oppose in part	Reject	
823.201	Jo Appleyard for The Catholic Diocese of Christchurch	Delete Rule 15.14.3.37 in its entirety.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1433	Christchurch Civic Trust	Oppose	Accept	
	FS2045.374	Carter Group Limited	Support	Reject	
	FS2082.1222	Kāinga Ora	Oppose in part	Reject	

823.210	Jo Appleyard for The Catholic Diocese of Christchurch	Delete Rule 15.14.3.39 in its entirety.			Accept in part
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1442	Christchurch Civic Trust	Oppose	Accept	
	FS2045.383	Carter Group Limited	Support	Reject	
	FS2082.1220	Kāinga Ora	Oppose in part	Reject	
823.211	Jo Appleyard for The Catholic Diocese of Christchurch	Delete Rule 15.14.3.38 in its entirety.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1443	Christchurch Civic Trust	Oppose	Accept	
	FS2045.384	Carter Group Limited	Support	Reject	
	FS2082.1221	Kāinga Ora	Oppose in part	Reject	
367.16	John Bennett	Require all developments to be assessed by a professionally qualified urban design panel.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2063.49	Ryman Healthcare Limited	Oppose	Accept	
	FS2064.48	Retirement Village Association of New Zealand Incorporated	Oppose	Accept	
367.15	John Bennett	Require all developments to be assessed by a professionally qualified urban design panel.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2063.48	Ryman Healthcare Limited	Oppose	Accept	
	FS2064.47	Retirement Village Association of New Zealand Incorporated	Oppose	Accept	
367.17	John Bennett	Require all developments to be assessed by a professionally qualified urban design panel.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2063.50	Ryman Healthcare Limited	Oppose	Accept	
	FS2064.49	Retirement Village Association of New Zealand Incorporated	Oppose	Accept	
780.23	Josie Schroder	Retain the rules in 15.12 as notified.			Accept in part
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.761	Christchurch Civic Trust	Support	Accept in part	
780.24	Josie Schroder	Retain the rules in 15.13 as notified.			Accept in part
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.762	Christchurch Civic Trust	Support	Accept in part	
297.31	Kate Z	That resource consent to be required for buildings greater than two stories and all subdivisions.			Accept in part
297.32	Kate Z	That resource consent to be required for buildings greater than two stories and all subdivisions.			Accept in part
297.33	Kate Z	That resource consent to be required for buildings greater than two stories and all subdivisions.			Accept in part
297.34	Kate Z	That resource consent to be required for buildings greater than two stories and all subdivisions.			Accept in part
297.35	Kate Z	That resource consent to be required for buildings greater than two stories and all subdivisions.			Accept in part
63.58	Kathleen Crisley	Retain provisions in relation to recession planes in final plan decision.			Accept
63.59	Kathleen Crisley	Retain provisions in relation to recession planes in final plan decision.			Accept
63.60	Kathleen Crisley	Retain provisions in relation to recession planes in final plan decision.			Accept
63.61	Kathleen Crisley	Retain provisions in relation to recession planes in final plan decision.			Accept

63.85	Kathleen Crisley	Clarify the impacts on neighbouring properties for sunlight access if a building is set back, as noted, at various heights above 12 metres.	Accept in part
842.69	Lydia Shirley for Fire and Emergency	Retain 15.12.2.7-Minimum setback from the boundary with a residential zone or from an internal boundary as notified.	Accept in part
768.5	Mark Darbyshire	Seeks that 15.14.2.6 is amended to incorporated matters of discretion similar to those in 14.15.3.a or 14.15.3.c (regarding sensitive urban design principles and building dominance effects).	Reject
768.7	Mark Darbyshire	Seeks that requirements for green space, tree canopy, lanes, and mid-block pedestrian connections be strengthened	Accept in part
768.9	Mark Darbyshire	That consideration be given to incorporating some of the matters of discretion from 14.15.3.a or 14.15.3.c into 15.14.2.6 to ensure consented high-rise buildings in the city centre are sensitive to urban design principles and building dominance effects. That the Council allows buildings up to 90 metres high as proposed (with lower limits in certain areas as proposed). That requirements for green space, tree canopy, lanes, and mid-block pedestrian connections be strengthened.	Accept in part
422.6	Peter Troon	[Reduce] the density of inner city dwellings.	Reject
422.8	Peter Troon	[Reduce] the density of inner city dwellings.	Reject
242.10	Sandamali Ambepitiya for Property Council New Zealand	Support the proposed adjustments to the requirements for new housing in some of the surrounding Central City Mixed-Use Zone and the Commercial Mixed-Use Zone.	Accept
242.9	Sandamali Ambepitiya for Property Council New Zealand	Council provides consistent and clear guidelines to provide certainty for the development community, particularly given the length of resource and time it takes to establish a project prior to its construction. We urge the Council to work in partnership with the public and private development sectors	Accept
276.18	Steve Burns	[Retain sunlight access provisions]	Accept in part
276.19	Steve Burns	[Retain sunlight access provisions]	Accept
276.20	Steve Burns	[Retain sunlight access provisions]	Accept
305.13	Vickie Hearnshaw	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	Accept in part
305.14	Vickie Hearnshaw	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	Accept in part
305.15	Vickie Hearnshaw	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	Accept in part
305.16	Vickie Hearnshaw	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	Accept in part
305.17	Vickie Hearnshaw	[S]upport[s] the idea of developing a new town plan. [Seeks more appropriate design outcomes for higher density housing]	Accept in part
811.82	Retirement Villages Association of New Zealand Inc	[S]eeks to amend Policy 15.2.6.3 as follows to reflect the NPSUD and to remove provisions that have the potential to refine / limit the intensification provisions of the Enabling Housing Act: <i>Policy 15.2.6.3</i> <i>a. Promote a high standard of amenity and discourage activities from establishing where they will have an adverse effect on the developing and changing evolving amenity values of the Central City by: ...</i>	Reject
811.83	Retirement Villages Association of New Zealand Inc	Retain Policy 15.2.6.4 as notified.	Reject Accept
811.84	Retirement Villages Association of New Zealand Inc	Delete the reference to “wind generation” in Policy 15.2.6.5.	Reject
811.88	Retirement Villages Association of New Zealand Inc	[S]eeks to amend Policy 15.2.8.3(b) as follows: <i>(b) Require Encourage a level of private amenity space for residents that is proportionate to the extent of residential activity proposed, and which compensates for the predominantly commercial nature of the area, through: i. ...</i>	Reject
2077.9	Anita Collie for Christchurch Casinos Limited	[Seeks to support] any other additional or consequential relief to the District Plan, including but not limited to, the maps, issues, objectives, policies, rules, controls/discretions, assessment criteria and explanations [of the commercial Central City Zone or such there of] that will give effect to the matters raised in this submission and the relevant planning legislation.	Reject
Issue 2 – Requests from submitters for changes to the zoning of areas or specific sites in the Central City			

705.9	Foodstuffs	Retain CCMUZ zoning for 300 and 310 Manchester St Lot 1 DP 56552 and Lot 2 DP 56552	Accept	
706.1	NHL Properties Limited	Rezone the site and adjoining HDRZ land to Central City Mixed Use (CCMU).	Reject	
817.1	Wigram Lodge (2001) Limited, Elizabeth Harris, and John Harris	Rezone the submitters site at 850-862 Colombo Street and 139 Salisbury Street from High Density Residential to Central City Mixed Use.	Reject	
817.2	Wigram Lodge (2001) Limited, Elizabeth Harris, and John Harris	Rezone the submitters site at 850-862 Colombo Street and 139 Salisbury Street from High Density Residential to Central City Mixed Use.	Reject	
Unassigned	Wigram Lodge (2001) Limited, Elizabeth Harris, and John Harris	Rezone the submitters site at 152-158 Peterborough Street and 327-333 Manchester Street from High Density Residential to Central City Mixed Use.	Reject	
872.1	Oyster Management Limited	Seek to rezone the block Tuam St, Madras St, Lichfield Street and Manchester Street from the proposed Central City Mixed Use (South Frame) zone to City Centre Zone. Alternatively, rezone the block to Central City Mixed Use Zone.	Reject	
872.2	Oyster Management Limited	Amend the Central City Maximum Building Height Planning Map as follows for the Block within Tuam Street, Madras Street, Lichfield Street, and Manchester Streets:	Reject	
344.16; 344.17	Luke Baker-Garters	Amend plan change 14 to zone all of the central city to mixed use zoning.	Reject	
344.18	Luke Baker-Garters	Amend plan change 14 to zone all of the central city to mixed use zoning.	Reject	
61.43	Victoria Neighbourhood Association	Redraw the CCZ zone boundary to be the southern side of Victoria Square to be consistent with other CCZ boundary locations which do not include the park areas around the River Avon.	Reject	
61.42	Victoria Neighbourhood Association	Redraw the CCZ zone boundary to be the southern side of Victoria Square to be consistent with other CCZ boundary locations which do not include the park areas around the River Avon.	Reject	
61.48	Victoria Neighbourhood Association	Reduce the extent of the CCZ core to encourage a compact core with the north and north west boundary returning to be the southern eastern corner of Victoria Square, and the North Frame reinstated from the Kilmore/Victoria/Durham St intersection. Refer to figure 5 of submission.	Reject	
147.2; 147.6 147.7; 147.8	Rohan A Collett	That all of the CBD is rezoned Mixed Use	Reject	
223.2; 223.3 223.4	David Lough	Support intensification inside the CBD and the west of Hagley Park.	Accept	
823.207	The Catholic Diocese of Christchurch	Retain the SPS and CCMUZ zoning of the land at 136 Barbadoes Street [identified in original submission] but delete the heritage listing/outline from the planning maps.	Accept in part	
2077.6	Christchurch Casinos Limited	Seek to rezone site at 72 Salisbury Street & 373 Durham Street North from High Density Residential to enable mixed use development, such as the CCZ.	Reject	
2077.7	Christchurch Casinos Limited	Seek to rezone site at 72 Salisbury Street & 373 Durham Street North from High Density Residential to enable mixed use development, such as the CCZ.	Reject	
318.2	Nicholas Latham	[Seeks] [l]ess restrictions on increasing housing, especially mixed zone areas Support[s] m	Accept in part	
51.2	Jeremy Wyn Harris	Focus on low carbon intensification of the Central City rather than in suburban neighbourhoods.	Accept in part	
Issue 3 – Other objectives and policies				
689.59	Jeff Smith for Environment Canterbury / Canterbury Regional Council	[Retain Policy as notified]	Accept	
	FS No.	FS Name	Support/Oppose	Recommendation
	FS2037.1081	Christchurch Civic Trust	Support	Accept
720.45	Mitchell Coll	Add a subclause to 15.2.4.1 limiting building height along the Te Papa Otakaro corridor and implement appropriate built form standards.	Reject	
	FS No.	FS Name	Support/Oppose	Recommendation
	FS2070.10	Mountfort Planning Limited	Seek amendment	Reject

762.29	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	[That] an additional height limit area is placed around the Te Papa Otakaro within the CBD.		Reject
	FS No.	FS Name	Support/Oppose	Recommendation
	FS2037.794	Christchurch Civic Trust	Support	Reject
	FS2042.56	Cambridge 137 Limited	Oppose	Accept
	FS2082.561	Kāinga Ora	Oppose	Accept
780.21	Josie Schroder	Retain Policy 15.2.4.1 as notified.		Accept
	FS No.	FS Name	Support/Oppose	Recommendation
	FS2037.759	Christchurch Civic Trust	Support	Accept
814.185	Jo Appleyard for Carter Group Limited	Delete the amendments to clause (a) of Policy 15.2.4.1. Adopt the amendments to clause (b) of the policy.		Reject
	FS No.	FS Name	Support/Oppose	Recommendation
	FS2082.1015	Kāinga Ora	Support in part	Reject
823.151	Jo Appleyard for The Catholic Diocese of Christchurch	Delete the amendments to clause (a) of the policy. Adopt the amendments to clause (b) of the policy.		Reject
	FS No.	FS Name	Support/Oppose	Recommendation
	FS2037.1383	Christchurch Civic Trust	Oppose	Accept
	FS2045.324	Carter Group Limited	Support	Reject
	FS2082.1165	Kāinga Ora	Oppose in part	Reject
834.244	Brendon Liggett for Kainga Ora – Homes and Communities	Amend Clause (a) as follows: <i>Provide for development of a significant scale and form massing that reinforces the City's City Centre Zone's distinctive sense of place and a legible urban form by <u>enabling as much development capacity as possible to maximise the benefits of intensification, whilst managing building heights adjoining Cathedral Square, Victoria Street, New Regent, Street, High Street, and the Arts Centre to account for recognised heritage values. in the core of District Centres and Neighbourhood Centres, and of a lesser scale and form on the fringe of these centres.</u></i>		Reject
	FS No.	FS Name	Support/Oppose	Recommendation
	FS2037.32	Christchurch Civic Trust	Oppose	Accept
	FS2044.99	The Catholic Diocese of Christchurch	Support	Reject
	FS2045.103	Carter Group Limited	Support	Reject
2076.58	Ian Cumberpatch Architects Ltd	Add a subclause to 15.2.4.1 limiting building height along the Te Papa Otakaro corridor and implement appropriate built form standards.		Reject
212.17	The Fuel Companies - BP Oil, Z Energy and Mobil Oil (joint submission)	Retain as notified		Accept in part
	Jeff Smith for Environment Canterbury / Canterbury Regional Council	[Retain Policy as notified]		Accept in part
	FS No.	FS Name	Support/Oppose	Recommendation
689.60	FS2037.1082	Christchurch Civic Trust	Support	Accept in part
740.8	Matt Bonis for Woolworths	Amend Policy 15.2.4.2(a) <i>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, that embodies a human scale and fine grain,</i>		Accept in part

		while managing effects on adjoining environments; and ... [Delete clauses x. to xii]			
		FS No.	FS Name	Support/Oppose	Recommendation
		FS2063.88	Ryman Healthcare Limited	Support	Accept in part
		FS2064.85	Retirement Village Association of New Zealand Incorporated.	Seek amendment	Accept in part
760.5	Adele Radburnd for ChristchurchNZ	Retain as notified			Accept in part
	Josie Schroder	Retain Policy 15.2.4.2 as notified.			Accept in part
		FS No.	FS Name	Support/Oppose	Recommendation
780.22		FS2037.760	Christchurch Civic Trust	Support	Accept in part
811.81	Retirement Villages Association of New Zealand Inc	[S]eeks to amend Policy 15.2.4.2 to reflect the NPSUD and to remove provisions that unduly restrict the development of a diversity of housing typologies, including retirement villages.			Reject
	Jo Appleyard for Carter Group Limited	Amend Policy 15.2.4.2 clause (a) as follows: <i>a. Require new development to be well-designed and laid out by: ...</i> <i>viii. achieving a visually appealing attractive setting when viewed from the street and other public spaces, that embodies a human scale and fine grain, while managing effects on adjoining environments; [delete proposed clauses x-xv.]</i> Retain the balance of the policy and amendments as proposed.			Reject
		FS No.	FS Name	Support/Oppose	Recommendation
814.186		FS2048.7	ChristchurchNZ	Oppose	Accept
		FS2082.1016	Kāinga Ora	Support in part	Reject
	Jo Appleyard for The Catholic Diocese of Christchurch	Amend Policy 15.2.4.2 clause (a) as follows: <i>a. Require new development to be well-designed and laid out by: ...</i> <i>viii. achieving a visually appealing attractive setting when viewed from the street and other public spaces, that embodies a human scale and fine grain, while managing effects on adjoining environments; [delete proposed clauses x-xv.]</i> Retain the balance of the policy and amendments as proposed.			Reject
		FS No.	FS Name	Support/Oppose	Recommendation
823.152		FS2037.1384	Christchurch Civic Trust	Oppose	Accept
		FS2045.325	Carter Group Limited	Support	Reject
		FS2048.8	ChristchurchNZ	Oppose	Accept
		FS2082.1055	Kāinga Ora	Oppose in part	Reject
	Brendon Liggett for Kainga Ora – Homes and Communities	Delete all inclusions introduced and retain existing Operative Plan Policy 15.2.4.2.			Reject
		FS No.	FS Name	Support/Oppose	Recommendation
834.245		FS2044.100	The Catholic Diocese of Christchurch	Support	Reject
		FS2045.104	Carter Group Limited	Support	Reject
		FS2048.9	ChristchurchNZ	Oppose	Accept
689.63	Jeff Smith for Environment Canterbury / Canterbury Regional Council	[Retain Objective (15.2.7 Role of the Central City Mixed Use Zone) as notified]			Accept
		FS No.	FS Name	Support/Oppose	Recommendation
		FS2037.1085	Christchurch Civic Trust	Support	Accept in part

760.9	Adele Radburnd for ChristchurchNZ	Retain as notified		Accept
834.251	Brendon Liggett for Kainga Ora – Homes and Communities	"Amend 15.2.7.a: <i>The development of vibrant, high <u>good</u> quality urban areas...</i> "		Accept in part
	FS No.	FS Name	Support/Oppose	
	FS2044.105	The Catholic Diocese of Christchurch	Support	
	FS2045.109	Carter Group Limited	Support	Accept in part
689.66	Jeff Smith for Environment Canterbury / Canterbury Regional Council	[Retain Objective as notified]		Accept
	FS No.	FS Name	Support/Oppose	
	FS2037.1088	Christchurch Civic Trust	Support	
811.86	Retirement Villages Association of New Zealand Inc	[S]eeks to amend Objective 15.2.8 as follows to reflect the provisions of the NPSUD: Objective 15.2.8 a. Ensure a form of built development that contributes positively to the developing and changing evolving amenity values of the area, including people's health and safety, and to the quality and enjoyment of the environment for those living, working within or visiting the area.		Reject
689.67	Jeff Smith for Environment Canterbury / Canterbury Regional Council	[Retain Policy as notified]		Accept in part
	FS No.	FS Name	Support/Oppose	
	FS2037.1089	Christchurch Civic Trust	Support	
705.17	Alex Booker for Foodstuffs	Amend <i>Policy 15.2.8.1 Policy – Usability and adaptability a.v. providing sufficient setbacks and glazing at the street frontages.</i> Amend to include an exception where operational or functional requirements prevent glazing at the street frontages.		Reject
760.10	Adele Radburnd for ChristchurchNZ	Retain as notified		Accept in part
814.192	Jo Appleyard for Carter Group Limited	Delete subclauses (a)(iv)-(vi) of Policy 15.2.8.1 as follows: <i>a. Encourage a built form where the usability and adaptability of sites and buildings are enhanced by:...</i> <i>iv. providing dedicated pedestrian access for each activity within a development, directly accessed from the street or other publicly accessible space;</i> <i>v. providing sufficient setbacks and glazing at the street frontage; and</i> <i>vi. where residential activity is located at the ground, ensuring the design of development contributes to the activation of the street and other public spaces.</i>		Accept in part
	FS No.	FS Name	Support/Oppose	
	FS2082.1022	Kāinga Ora	Support in part	
823.158	Jo Appleyard for The Catholic Diocese of Christchurch	Delete subclauses (a)(iv)-(vi) of Policy 15.2.8.1 as follows: <i>a. Encourage a built form where the usability and adaptability of sites and buildings are enhanced by:...</i> <i>iv. providing dedicated pedestrian access for each activity within a development, directly accessed from the street or other publicly accessible space;</i> <i>v. providing sufficient setbacks and glazing at the street frontage; and</i> <i>vi. where residential activity is located at the ground floor, ensuring the design of development contributes to the activation of the street and other public spaces.</i>		Accept in part
	FS No.	FS Name	Support/Oppose	
	FS2037.1390	Christchurch Civic Trust	Oppose	
	FS2045.331	Carter Group Limited	Support	Accept in part

	FS2082.1055	Kāinga Ora	Oppose in part	Accept in part	
834.253	Brendon Liggett for Kainga Ora – Homes and Communities	Retain Policy 15.2.8.1 as existing in the Operative Plan and delete all PC14 amendments.			Reject
689.68	Jeff Smith for Environment Canterbury / Canterbury Regional Council	[Retain Policy as notified]			Accept in part
	Fs No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1090	Christchurch Civic Trust	Support	Accept in part	
760.11	Adele Radburnd for ChristchurchNZ	Retain as notified			Accept in part
814.193	Jo Appleyard for Carter Group Limited	Delete subclauses (a)(v) and (viii) of Policy 15.2.8.2.			Accept in part
	Fs No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1023	Kāinga Ora	Support in part	Reject	
823.159	Jo Appleyard for The Catholic Diocese of Christchurch	Delete subclauses (a)(v) and (viii) of the policy.			Accept in part
	Fs No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1391	Christchurch Civic Trust	Oppose	Reject	
	FS2045.332	Carter Group Limited	Oppose	Accept	
	FS2082.1173	Kāinga Ora	Oppose in part	Reject	
834.254	Brendon Liggett for Kainga Ora – Homes and Communities	Retain Policy 15.2.8.2 as existing in the Operative Plan and delete all PC14 amendments, with the exception of clause (viii) which is sought to be retained.			Reject
811.87	Retirement Villages Association of New Zealand Inc	[S]eeks changes to address possible overlap between Policy 15.2.8.2 and Policy 15.2.6.3 and amendments to Policy 15.2.8.2 as follows to reflect the provisions of the NPSUD: <i>Policy 15.2.8.2</i> <i>a. Promote a high standard of built form and amenity and discourage activities from establishing where they will have an adverse effect on the developing and changing evolving amenity values of Central City, by: ...</i>			Reject
Issue 4 – Other Matters					
762.31	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	[That 136 Barbadoes street should be removed].			Reject
	Fs No.	FS Name	Support/Oppose	Recommendation	
	FS2037.796	Christchurch Civic Trust	Support	Reject	
799.10	Benjamin Love	[Retain provisions that enable mixed uses]			Accept
	Fs No.	FS Name	Support/Oppose	Recommendation	
	FS2037.721	Christchurch Civic Trust	Support	Accept	
	FS2082.600	Kāinga Ora	Support	Accept	
814.187	Jo Appleyard for Carter Group Limited	Amend policy 15.2.5.1 as follows: <i>a. Provide for the individual design, form and function of new spiritual facilities and associated buildings at 100 Cathedral Square, and 136 Barbadoes Street, and within the city block bounded by Colombo Street, Armagh Street, Manchester Street and Oxford Terrace that:</i>			Reject

	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1167	Kāinga Ora	Support in part	Reject	
814.212	Jo Appleyard for Carter Group Limited	Amend Rule 15.12.1.2 C1 as follows: <i>a. Any building on the site at 136 Barbadoes Street within the city block bounded by Colombo Street, Armagh Street, Manchester Street and Oxford Terrace</i> <i>b...</i>			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1042	Kāinga Ora	Seek amendment	Reject	
814.238	Jo Appleyard for Carter Group Limited	Amend Rule 15.14.5.2 as follows: <i>15.14.5.2 The Building of a new Catholic Cathedral Buildings at 136 Barbadoes Street</i> <i>a. The extent to which the building of a new Catholic Cathedral within the city block bounded by Colombo / Armagh / Manchester Streets and Oxford Terrace ...</i>			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1068	Kāinga Ora	Support in part	Reject	
823.178	Jo Appleyard for The Catholic Diocese of Christchurch	Amend Rule 15.12.1.2 C1 to include the whole of the Barbadoes Street Site, and the Manchester Street Site.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1410	Christchurch Civic Trust	Oppose	Accept	
	FS2045.351	Carter Group Limited	Support	Reject	
	FS2082.1188	Kāinga Ora	Seek Amendment	Reject	
823.153	Jo Appleyard for The Catholic Diocese of Christchurch	Amend Policy 15.2.5.1 to provide for a new catholic cathedral at one of the three sites identified in the covering submission.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1385	Christchurch Civic Trust	Oppose	Accept	
	FS2045.326	Carter Group Limited	Support	Reject	
	FS2082.1167	Kāinga Ora	Oppose in part	Reject	
823.203	Jo Appleyard for The Catholic Diocese of Christchurch	Insert an equivalent Rule 15.12.1.2 C1 in the City Centre Zone, for the Armagh Street Site.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1435	Christchurch Civic Trust	Oppose	Accept	
	FS2045.376	Carter Group Limited	Support	Reject	
	FS2082.1213	Kāinga Ora	Oppose in part	Reject	
823.204	Jo Appleyard for The Catholic Diocese of Christchurch	Insert an equivalent Rule 15.12.1.2 C1 in the City Centre Zone, for the Armagh Street Site.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1436	Christchurch Civic Trust	Oppose	Accept	
	FS2045.377	Carter Group Limited	Support	Reject	
	FS2082.1214	Kāinga Ora	Oppose in part	Reject	

823.202	Jo Appleyard for The Catholic Diocese of Christchurch	Retain as notified, noting some consequential amendments might be required to the rule title given other submission points sought.		Reject	
	FS. No	FS Name	Support/Oppose		Recommendation
	FS2037.1434	Christchurch Civic Trust	Oppose		Accept
	FS2045.375	Carter Group Limited	Support		Reject
	FS2082.1212	Kāinga Ora	Oppose in part	Reject	
842.71	Lydia Shirley for Fire and Emergency	[15.13.1.3 Restricted discretionary activities RD5] Retain as notified.		Accept	
842.72	Lydia Shirley for Fire and Emergency	Amend Rule 15.13.2.9-Water supply for fire fighting as follows: ... Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission Fire and Emergency New Zealand (absent its written approval).		Accept	
842.68	Lydia Shirley for Fire and Emergency	[15.12.1.3 Restricted discretionary activities RD2] Retain as notified.		Accept in part	
842.70	Lydia Shirley for Fire and Emergency	Amend Rule 15.12.2.8-Water supply for fire fighting as follows: ... Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission Fire and Emergency New Zealand (absent its written approval).		Accept	
842.66	Lydia Shirley for Fire and Emergency	[15.11.1.3. Restricted discretionary activity RD5] Retain as notified.		Accept	
842.67	Lydia Shirley for Fire and Emergency	Amend 15.11.2.13-Water supply for fire fighting as follows: ... Any application arising from this rule shall not be publicly notified and shall be limited notified only to New Zealand Fire Service Commission Fire and Emergency New Zealand (absent its written approval).		Accept	
811.94	Retirement Villages Association of New Zealand Inc	Retain Rule 15.11.1.1 (P16) as notified.		Reject	
811.95	Retirement Villages Association of New Zealand Inc	<p>[S]eek[s] the amendment of Rule 15.12.1.3 (RD3) to provide 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: 15.12.1.3 (RD3) Construction or alteration of or addition to any building or other structure for Retirement villages. that do not meet any one or more of the built form standards, unless otherwise specified.</p> <p><i>Matters for discretion - The exercise of discretion in relation to Rule 15.12.1.3 (RD3) is restricted to the following matters:</i></p> <ol style="list-style-type: none"> 1. <i>The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively).</i> 2. <i>The effects of the retirement village on the safety of adjacent streets or public open spaces.</i> 3. <i>The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.</i> 4. <i>The extent to which articulation, modulation and materiality addresses visual dominance effects associated with building length.</i> 5. <i>The relevant objectives and policies in 15.2 (specifically 15.2.8.3) and the proposed new policies as inserted.</i> 6. <i>The positive effects of the construction, development and use of the retirement village. For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</i> <p><i>Notification: An application for resource consent associated with a retirement village made in respect of Rule 15.12.1.3 (RD3) is precluded from being publicly notified. An application for resource consent associated with a retirement village made in respect of Rule 15.12.1.3 (RD3) that complies with the relevant external amenity standards is precluded from being limited notified.</i></p>		Reject	

811.96	Retirement Villages Association of New Zealand Inc	Retain Rule 15.12.1.1 (P21) as notified.	Reject	
811.97	Retirement Villages Association of New Zealand Inc	<p>[S]eek[s] the amendment of Rule 15.12.1.3 (RD3) to provide 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:</p> <p>15.12.1.3 (RD3) Construction or alteration of or addition to any building or other structure for Retirement villages. that do not meet any one or more of the built form standards, unless otherwise specified.</p> <p><i>Matters for discretion - The exercise of discretion in relation to Rule 15.12.1.3 (RD3) is restricted to the following matters:</i></p> <ol style="list-style-type: none"> <i>1. The extent and effects arising from exceeding any of the relevant built form standards (both individually and cumulatively).</i> <i>2. The effects of the retirement village on the safety of adjacent streets or public open spaces.</i> <i>3. The effects arising from the quality of the interface between the retirement village and adjacent streets or public open spaces.</i> <i>4. The extent to which articulation, modulation and materiality addresses visual dominance effects associated with building length.</i> <i>5. The relevant objectives and policies in 15.2 (specifically 15.2.8.3) and the proposed new policies as inserted.</i> <i>6. The positive effects of the construction, development and use of the retirement village. For clarity, no other rules or matters of discretion relating to the effects of density apply to buildings for a retirement village.</i> <p><i>Notification: An application for resource consent associated with a retirement village made in respect of Rule 15.12.1.3 (RD3) is precluded from being publicly notified. An application for resource consent associated with a retirement village made in respect of Rule 15.12.1.3 (RD3) that complies with the relevant external amenity standards is precluded from being limited notified.</i></p>	Reject	
Submissions relating to building height and office tenancy provisions				
474.3	Heather Tate	To not add more on to height gains for commercial and residential	Reject	
481.3	Cindy Gibb	Limit the height of any building in Christchurch to a maximum of 4 storeys.	Reject	
26.6	Rosemary Fraser	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls.	Accept in part	
288.8	Emma Norrish for Waipapa Papanui-Innes-Central Community Board	The Board supports the intensification of the City Centre within the four avenues.	Accept	
834.247	Brendon Liggett for Kainga Ora – Homes and Communities	Amend Objective 15.2.5[a.i.] as follows: <i>i. Defining the Commercial-Central-City-Business-City Centre Zone as the focus of retail activities and offices and limiting the height of buildings to support an intensity of commercial activity across the zone;</i>	Reject	
	FS No.	FS Name	Support/Oppose	Recommendation
	FS2037.33	Christchurch Civic Trust	Support	Reject
	FS2044.101	The Catholic Diocese of Christchurch	Support	Reject
	FS2045.105	Carter Group Limited	Support	Reject
689.64	Jeff Smith for Environment Canterbury / Canterbury Regional Council	[Retain Policy as notified]		Accept
	FS No.	FS Name	Support/Oppose	Recommendation
	FS2037.1086	Christchurch Civic Trust	Support	Accept
689.65	Jeff Smith for Environment Canterbury / Canterbury Regional Council	[Retain Policy as notified]		Accept
	FS No.	FS Name	Support/Oppose	Recommendation
	FS2037.1087	Christchurch Civic Trust	Support	Accept

814.191	Jo Appleyard for Carter Group Limited	Support Policy 15.2.7.1. Seek that this is retained as notified.			Accept
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1021	Kāinga Ora	Seek amendment	Reject	
823.157	Jo Appleyard for The Catholic Diocese of Christchurch	Adopt			Accept
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1389	Christchurch Civic Trust	Oppose	Reject	
	FS2045.330	Carter Group Limited	Support	Accept	
	FS2082.1055	Kāinga Ora	Oppose in part	Reject	
834.252	Brendon Liggett for Kainga Ora – Homes and Communities	Amend Clause (a)(viii) as follows: <i>viii. opportunities for taller buildings to accommodate residential activity and visitor accommodation, to support the vibrancy of the City Centre Zone, where co-located with the and the nearby large-scale community facilities, Te Kaha and Parakiore.</i>			Reject
812.19	James Barbour	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity			Reject
810.21	Anita Collie for 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
812.20	James Barbour	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity			Reject
810.22	Anita Collie for 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
582.1	Andrew Hill	<p>Following changes to provisions are requested</p> <ul style="list-style-type: none"> - 32m high limit in CCMU South Frame, 20m step back. - Greater flexibility with how the buildings are leased/used. Ie different forms of retail/office. - Allow for larger much larger office tenancy sizes than the current 450sqm Max, allow for one company to lease many tenancies. Ie a co working space company that might want to lease a 800sqm floor. A easier rule would be max open plan areas of 450sqm. - Allow for up to 70% of building to be commercial activities/services, if residential units are included in the development. - Allow for greater retail size. - For apartments above ground level, allow for only shared outdoor areas, or areas not attached to unit. Ie rooftop garden. - Restrict/reduce balcony sizes for non-ground units. - If building is a mixed development including apartments, not be restricted by setback rules till 20m. - For living area, 3 by 6 meter is far easier to achieve than 4 by 4 meter living area outlined in the changes. Alternatively a min width on the entire residential units of 4meter could also achieve similar results. <p>The street facing area is very narrow in Christchurch, making many sites very hard to develop, while meeting fire requirements, enough daylight area and be able to offer reasonable priced housing.</p>			Accept in part
823.190	Jo Appleyard for The Catholic Diocese of Christchurch	<p>Delete activity standard (a) from Rule 15.13.1.1 P3, as follows:</p> <p><i>a. Outside the Health Precinct and/or the Innovation Precinct:</i></p> <p><i>i. Where office activities or commercial services are proposed on a site, individual tenancies shall not exceed 450m² of GLFA; and</i></p> <p><i>ii. The total area used for office activities and/or commercial services shall not exceed 450m² of GLFA per site, or 450m² of GLFA per 500m² of land area; whichever is greater. This limit may be exceeded where office activities and/or commercial services form part of a mixed-use development comprising residential activities, in which case the office activities and commercial services collectively shall not exceed 50% of the GLFA of the overall development.</i></p>			Accept in part

	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1422	Christchurch Civic Trust	Oppose	Reject	
	FS2045.363	Carter Group Limited	Support	Accept in part	
	FS2082.1200	Kāinga Ora	Oppose in part	Accept in part	
814.224	Jo Appleyard for Carter Group Limited	Delete activity standard (a) from Rule 15.13.1.1 P3, as follows: a. <i>Outside the Health Precinct and/or the Innovation Precinct:</i> i. <i>Where office activities or commercial services are proposed on a site, individual tenancies shall not exceed 450m² of GLFA; and</i> ii. <i>The total area used for office activities and/or commercial services shall not exceed 450m² of GLFA per site, or 450m² of GLFA per 500m² of land area; whichever is greater. This limit may be exceeded where office activities and/or commercial services form part of a mixed-use development comprising residential activities, in which case the office activities and commercial services collectively shall not exceed 50% of the GLFA of the overall development.</i>			Accept in part
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2042.64	Cambridge 137 Limited	Support	Accept in part	
	FS2082.1055	Kāinga Ora	Support in part	Accept in part	
774.2	Dru Hill	Seek amendment to increase the Innovation Precinct to cover Central City South Frame, allow the exclusion of communal spaces from GLFA; and allow for a certain percentage of offices to be larger than 450m ² .			Reject
774.1	Dru Hill	Seek amendment to increase the Innovation Precinct to cover Central City South Frame, allow the exclusion of communal spaces from GLFA; and allow for a certain percentage of offices to be larger than 450m ² .			Reject
224.19	Richard Ball for Atlas Quarter Residents Group (22 owners)	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.183	Kāinga Ora	Oppose	Accept	
171.6	Paul McNoe	[Reduce permitted building height] That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible			Reject
422.9	Peter Troon	[Reduce] the height and density of inner city dwellings.			Reject
805.3	Stuart Pearson for Waka Kotahi (NZ Transport Agency)	[T]hat the maximum enabled height of 32m (10 storeys) for residential activities should be applied to the City Centre, rather 3 than the current proposed approach with two heights (32m in the immediate surrounds, then 20m thereafter).			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2063.101	Ryman Healthcare Limited	Support	Reject	
	FS2064.98	Retirement Village Association of New Zealand Incorporated	Support	Reject	
834.319	Brendon Liggett for Kainga Ora – Homes and Communities	15.13.2.1 Delete the rule and replace as follows: <i>The maximum height of all buildings shall be 32m.</i> Retain clause (b).			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2063.156	Ryman Healthcare Limited	Support	Reject	
	FS2064.150	Retirement Village Association Limited	Support	Reject	
823.193	Jo Appleyard for The Catholic Diocese of Christchurch	Delete Rule 15.13.2.1 as proposed and replace with the following: <u>15.13.2.1 Building height</u> a. The maximum height of any building shall be 32 metres. b. Any application arising from this rule shall not be limited or publicly notified.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	

	FS2037.1425	Christchurch Civic Trust	Oppose	Accept	
	FS2045.366	Carter Group Limited	Support	Reject	
	FS2082.1203	Kāinga Ora	Oppose in part	Reject	
814.227	Jo Appleyard for Carter Group Limited	Delete Rule 15.13.2.1 as proposed and replace with the following: 15.13.2.1 Building height a. The maximum height of any building shall be 32 metres. b. Any application arising from this rule shall not be limited or publicly notified.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1057	Kāinga Ora	Support in part	Reject	
893.11	Susanne and Janice Antill	Oppose increased height limits of buildings.			Reject
870.10	Susanne Antill	Oppose increased height limits of buildings.			Reject
26.9	Rosemary Fraser	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2042.9	Cambridge 137 Limited	Oppose	Accept	
	FS2082.13	Kāinga Ora	Oppose	Accept	
344.15	Luke Baker-Garters	Removal of all central city maximum building height overlays.			Reject
344.12	Luke Baker-Garters	Removal of all central city maximum building height overlays.			Reject
338.13	Kate Revell	Restrict building heights to a maximum of 22 metres.			Reject
339.13	Chris Neame	Restrict maximum height for development to 22 metres			Reject
872.7	Henry Sullivan for Oyster Management Limited	Retain Standard 15.13.2.1(a)(i)(a) and delete 15.13.2.1(a)(i)(b).			Reject
378.4	Marina Steinke	Retain the existing height limits for the central city.			Reject
276.29	Steve Burns	Seek maximum height of 5 stories in Christchurch			Reject
337.23	Anna Melling	That maximum heights will be lowered to account for lower sun height further south.			Reject
762.34	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	[A]dd a minimum height restriction to aid in producing larger scale buildings within the city centre zone and restrict the development of unfittingly small-scale developments			Accept
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.799	Christchurch Civic Trust	Support	Accept	
	FS2082.564	Kāinga Ora	Oppose	Reject	
195.1	Kevin Arscott	15.12.1.1(c) P5 and P6-(a) Offices and Commercial services should <u>not</u> only be required ancillary to any permitted activity located on the site. 15.12.1.1(c) P5 and P6-(b)(i) individual tenancies should be unrestricted in scale rather than limited to being ancillary and restricted in area to 450 sq.m GLFA; and 15.12.1.1(c) P5 and P6-(b)(ii) the total area used for office activities and/or commercial services should be unrestricted and not limited to 450m ² GLFA per site, or 450m ² GLFA per 500 sq me of land area; whichever is the greater.			Accept in part
814.213	Jo Appleyard for Carter Group Limited	Oppose 15.12.1.3 RD5. Retain the status quo in respect of Rule 15.12.1.3 RD5			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.1043	Kāinga Ora	Support in part	Reject	
237.4	Marjorie Manthei	Allow max height up to 40m from Kilmore to Salisbury St			Reject
171.5	Paul McNoe	[Reduce permitted building height] That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible			Reject
422.7	Peter Troon	[Reduce] the height and density of inner city dwellings.			Reject

805.2	Stuart Pearson for Waka Kotahi (NZ Transport Agency)	[T]hat the maximum enabled height of 32m (10 storeys) for residential activities should be applied to the City Centre, rather 3 than the current proposed approach with two heights (32m in the immediate surrounds, then 20m thereafter).		Reject
	Fs No.	FS Name	Support/Oppose	Recommendation
	FS2063.100	Ryman Healthcare Limited	Support	Reject
	FS2064.97	Retirement Village Association of New Zealand Incorporated	Support	Reject
814.219	Jo Appleyard for Carter Group Limited	Amend Rule 15.12.2.2 as follows: <i>a. The maximum height of any building shall be 32 metres.</i> <i>b. The maximum height of any building shall be in accordance with the height specified Unless identified on the Central City Maximum Building Height planning map the maximum height of any building shall be 32 metres.</i> <i>b. The maximum height of any building base shall be 17 metres.</i> <i>c. b. Any application arising from this rule shall not be limited or publicly notified</i>		Reject
	Fs No.	FS Name	Support/Oppose	Recommendation
	FS2082.1049	Kāinga Ora	Support in part	Reject
768.6	Mark Darbyshire	Amend 15.12.2.2 to allow the maximum building height to be 90m		Reject
872.11	Henry Sullivan for Oyster Management Limited	Retain Standard 15.12.2.2(a) and delete 15.12.2.2(b) re maximum height for building base.		Reject
823.185	Jo Appleyard for The Catholic Diocese of Christchurch	Amend Rule 15.12.2.2 as follows: <i>a. The maximum height of any building shall be 32 metres.</i> <i>b. The maximum height of any building shall be in accordance with the height specified Unless identified on the Central City Maximum Building Height planning map the maximum height of any building shall be 32 metres.</i> <i>b. The maximum height of any building base shall be 17 metres.</i> <i>c. b. Any application arising from this rule shall not be limited or publicly notified</i>		Reject
	Fs No.	FS Name	Support/Oppose	Recommendation
	FS2037.1417	Christchurch Civic Trust	Oppose	Accept
	FS2045.358	Carter Group Limited	Support	Reject
	FS2082.1195	Kāinga Ora	Oppose in part	Reject
834.308	Brendon Liggett for Kainga Ora – Homes and Communities	Amend the rule as follows: 15.12.2.2 Maximum building height <i>a. The maximum height of any building shall be in accordance with the height specified Unless identified on the Central City Maximum Building Height planning map the maximum height of any building shall be 32 metres.</i> <i>b. The maximum height of any building base shall be 17 metres.</i> <i>b. Any application arising from this rule shall not be limited or publicly notified.</i>		Reject
	Fs No.	FS Name	Support/Oppose	Recommendation
	FS2063.155	Ryman Healthcare Limited	Support	Reject
	FS2064.149	Retirement Village Association of New Zealand Incorporated	Support	Reject
224.18	Richard Ball for Atlas Quarter Residents Group (22 owners)	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible		Reject
	Fs No.	FS Name	Support/Oppose	Recommendation
	FS2082.182	Kāinga Ora	Oppose	Accept
893.10	Susanne and Janice Antill	Oppose increased height limits of buildings.		Reject

26.8	Rosemary Fraser	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls.			Reject
	FS No	FS Name	Support/Oppose	Recommendation	
	FS2042.8	Cambridge 137 Limited	Oppose	Accept	
	FS2082.12	Kāinga Ora	Oppose	Accept	
870.9	Susanne Antill	Oppose increased height limits of buildings.			Reject
200.12	Robert J Manthei	Reduce height limits			Reject
	FS No	FS Name	Support/Oppose	Recommendation	
	FS2041.2	Southern Cross Healthcare Limited	Oppose	Accept	
	FS2082.117	Kāinga Ora	Oppose	Accept	
	FS2082.195	Kāinga Ora	Oppose	Accept	
344.7 344.14	Luke Baker-Garters	Removal of all central city maximum building height overlays.			Reject
338.12	Kate Revell	Restrict building heights to a maximum of 22 metres.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2042.42	Cambridge 137 Limited	Oppose	Accept	
339.12	Chris Neame	Restrict maximum height for development to 22 metres			Reject
	Fs No.	FS Name	Support/Oppose	Recommendation	
	FS2042.44	Cambridge 137 Limited	Oppose	Accept	
378.3	Marina Steinke	Retain the existing height limits for the central city.			Reject
276.28	Steve Burns	Seek maximum height of 5 stories in Christchurch			Reject
337.21	Anna Melling	That maximum heights will be lowered to account for lower sun height further south.			Reject
812.18	James Barbour	[Remove any Qualifying Matters and provisions that do not support] the intensification of urban form to provide for additional development capacity			Reject
810.20	Anita Collie for 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
670.2	Mary-Louise Hoskins	Contain the super high-rise [buildings] to the central area, [restrain its area] [and] review [the city center zone area] every 5 years.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2042.47	Cambridge 137 Limited	Oppose	Accept	
431.1	Sonia Bell	Many commercial properties around Christchurch remain unleased, keep inner city commercial area as is.			Reject
818.4	Anita Collie for Malaghans Investments Limited	[That a new NC rule is added] for a height breach within the area bound by Gloucester, Manchester, Oxford and Columbo streets [the Central City Heritage Interface Overlay].			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2044.158	The Catholic Diocese of Christchurch	Oppose	Accept	
	FS2045.170	Carter Group Limited	Oppose	Accept	
422.5	Peter Troon	[Reduce] the density of inner city dwellings.			Reject
61.45	Geoffrey Banks for Victoria Neighbourhood Association (VNA)	Retain current District Plan Rules as permitted within Victoria Neighbourhood area.			Reject
	Fs No.	FS Name	Support/Oppose	Recommendation	
	FS2037.118	Christchurch Civic Trust	Support	Reject	
	FS2082.36	Kainga Ora	Oppose	Accept	
338.11	Kate Revell	Restrict building heights to a maximum of 22 metres.			Reject

	Fs No.	FS Name	Support/Oppose	Recommendation	
	FS2042.41	Cambridge 137 Limited	Oppose	Accept	
339.11	Chris Neame	Restrict maximum height for development to 22 metres			Reject
	Fs No.	FS Name	Support/Oppose	Recommendation	
	FS2042.43	Cambridge 137 Limited	Oppose	Accept	
193.20	Christine Whybrew for Heritage New Zealand Pouhere Taonga (HNZPT)	Retain RD11 as proposed			Accept
823.167	Jo Appleyard for The Catholic Diocese of Christchurch	Rule 15.11.1.3 RD11 - Delete			Reject
	Fs No.	FS Name	Support/Oppose	Recommendation	
	FS2037.1399	Christchurch Civic Trust	Oppose	Accept	
	FS2045.340	Carter Group Limited	Support	Reject	
	FS2051.112	Heritage New Zealand Pouhere Taonga	Oppose	Accept	
	FS2082.1179	Kāinga Ora	Oppose in part	Reject	
814.201	Jo Appleyard for Carter Group Limited	Oppose 15.11.1.3 RD11. Seek that this be deleted.			Reject
	Fs. No	FS Name	Support/Oppose	Recommendation	
	FS2051.111	Heritage New Zealand Pouhere Taonga	Oppose	Accept	
	FS2082.1031	Kāinga Ora	Support in part	Reject	
834.106	Brendon Liggett for Kainga Ora – Homes and Communities	15.11.1.2 C2 Works at 100 Cathedral Square 15.11.1.3 RD9 Works at 100 Cathedral Square 15.11.1.3 RD11 buildings on New Regent Street, the Arts Centre, and In the Central City Heritage Qualifying Matter and Precinct. Retain sites of historic heritage items and their settings (City Centre Zone) -Cathedral Square, New Regent Street, the Arts Centre			Accept
	Fs. No	FS Name	Support/Oppose	Recommendation	
	FS2037.11	Christchurch Civic Trust	Support	Accept	
	FS2044.75	The Catholic Diocese of Christchurch	Oppose	Reject	
	FS2045.79	Carter Group Limited	Oppose	Reject	
834.107	Brendon Liggett for Kainga Ora – Homes and Communities	15.11.2.11 Building height in area-specific precincts Retain sites of historic heritage items and their settings (City Centre Zone) - Cathedral Square, New Regent Street, the Arts Centre.			Accept
	Fs. No	FS Name	Support/Oppose	Recommendation	
	FS2037.12	Christchurch Civic Trust	Support	Accept	
	FS2044.76	The Catholic Diocese of Christchurch	Oppose	Reject	
	FS2045.80	Carter Group Limited	Oppose	Reject	
519.8	James Carr	Seeks to amend the height limits in the Central City zones to allow exemptions for spires, domes, sculptural caphouses or other architectural features [etc.] that add visual interest to the skyline without adding bulk or significant shading.			Accept in part
	Fs. No	FS Name	Support/Oppose	Recommendation	
	FS2037.519	Christchurch Civic Trust	Support	Accept in part	
762.40	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	[Reconsider] height limits and controls.			Reject
	Fs. No	FS Name	Support/Oppose	Recommendation	

	FS2037.802	Christchurch Civic Trust	Support	Reject	
171.4	Paul McNoe	[Reduce permitted building height] That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible			Reject
422.4	Peter Troon	[Reduce] the height and density of inner city dwellings.			Reject
191.9	Logan Brunner	[Retain provisions that enable] 20-30 lvls in the central city			Accept
317.1	Sandra (Sandy) Bond for Dr Sandy Bond LLC (self)	[Seeks that] the height limits reduced. [Seeks that buildings are limited to] 5-6 storey buildings as the maximum height.			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2042.40	Cambridge 137 Limited	Oppose	Accept	
818.3	Anita Collie for Malaghans Investments Limited	[T]hat the [permitted] building height for the properties bound by Gloucester, Manchester, Oxford and Colombo streets [within the Central City Heritage Interface Overlay] be a maximum of no more than 3 stories in height above ground.			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2044.157	The Catholic Diocese of Christchurch	Oppose	Accept	
	FS2045.169	Carter Group Limited	Oppose	Accept	
762.47	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	[That] an additional height limit area is placed around the Te Papa Otakaro within the CBD.			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2037.812	Christchurch Civic Trust	Support	Reject	
	FS2042.58	Cambridge 137 Limited	Oppose	Accept	
	FS2082.571	Kāinga Ora	Oppose	Accept	
199.7	Joshua Wight	Amend provisions to enable taller buildings, especially [within the] central city (20-30 lvls). Commercial centres and surrounding residential sites have increased height limits, generally to between 4 and 6 storeys.			Accept in part
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.282	Christchurch Civic Trust	Oppose	Reject	
199.8	Joshua Wight	Amend provisions to enable taller buildings, especially [within the] central city (20-30 lvls). Commercial centres and surrounding residential sites have increased height limits, generally to between 4 and 6 storeys.			Accept in part
70.17	Paul Wing	Amend Rule 15.11.2.11 - Building height such that the height of all buildings in the central city should be limited to no more than 5 storeys.			Reject
61.10	Geoffrey Banks for Victoria Neighbourhood Association (VNA)	Amend Rule 15.11.2.11 to reduce height limits in the Central City Zone from 90m to 45m.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2037.99	Christchurch Civic Trust	Support	Reject	
	FS2042.13	Cambridge 137 Limited	Oppose	Accept	
	FS2082.1034	Kāinga Ora	Oppose	Accept	
309.1	Jack van Beynen	[Retain existing height limits in the City Centre Zone]			Reject
367.2	John Bennett	Lower height limit in the Central City to be...26m (10 stories).			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2037.646	Christchurch Civic Trust	Support	Reject	
824.129	Jo Appleyard for Carter Group Limited	Delete Rule 15.11.2.11			Reject

823.171	Jo Appleyard for The Catholic Diocese of Christchurch	Delete Rule 15.11.2.11 in its entirety.			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2037.1403	Christchurch Civic Trust	Oppose	Accept	
	FS2045.344	Carter Group Limited	Support	Reject	
	FS2082.181	Kāinga Ora	Oppose in part	Reject	
237.3	Marjorie Manthei	i: Decrease maximum height in the City Centre from 90m to 60m as far north as Kilmore Street v. Reduce the proposed maximum heights on Victoria Street (from Salisbury Street to Bealey Avenue) to 20m			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2037.325	Christchurch Civic Trust	Support	Reject	
224.17	Richard Ball for Atlas Quarter Residents Group (22 owners)	That the permitted height limits within the existing District Plan (prior to PC14) are retained to the maximum extent possible			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2082.181	Kāinga Ora	Oppose	Accept	
429.1	Bob Hou	Increase maximum building height in the central city			Accept
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2042.45	Cambridge 137 Limited	Neutral	Accept	
	FS2082.308	Kāinga Ora	Support	Accept	
26.7	Rosemary Fraser	Opposes change to height limits and having buildings 90m tall. Make sure that wind and winter conditions are taken into consideration when considering building height controls.			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2042.7	Cambridge 137 Limited	Oppose	Accept	
	FS2082.11	Kāinga Ora	Oppose	Accept	
893.9	Susanne and Janice Antill	Oppose increased height limits of buildings.			Reject
814.205	Jo Appleyard for Carter Group Limited	Oppose Rule 15.11.2.11. Seek that this be deleted.			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2042.59	Cambridge 137 Limited	Support	Reject	
	FS2082.1035	Kāinga Ora	Support in part	Reject	
870.8	Susanne Antill	Oppose increased height limits of buildings.			Reject
200.11	Robert J Manthei	Reduce height limits			Reject
	FS No.	FS Name	Support/Oppose	Recommendation	
	FS2082.116	Kāinga Ora	Oppose	Accept	
	FS2082.194	Kāinga Ora	Oppose	Accept	
344.13	Luke Baker-Garters	Removal of all central city maximum building height overlays.			Reject
378.2	Marina Steinke	Retain the existing height limits for the central city.			Reject
276.27	Steve Burns	Seek maximum height of 5 stories in Christchurch			Reject
625.7	Pamela-Jayne Cooper	Seek amendment to a maximum height of 60m (with consent).			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2037.540	Christchurch Civic Trust	Support	Reject	

	FS2037.1207	Christchurch Civic Trust	Support	Reject	
337.20	Anna Melling	That maximum heights will be lowered to account for lower sun height further south.			Reject
835.12	Lynne Lochhead for Historic Places Canterbury	The submitter suggests that creating a Qualifying Interface Area similar to that proposed for Riccarton Bush may be a more flexible means of providing a buffer for the heritage areas of Hagley Park, Cranmer Square and Latimer Square than adjusting the height limits around them. The submitter believes that it is important that some mechanism be put in place to protect their heritage values, their open space landscape values and the views outwards from within those spaces.			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2037.599	Christchurch Civic Trust	Support	Reject	
	FS2037.697	Christchurch Civic Trust	Support	Reject	
	FS2063.158	Ryman Healthcare Limited	Oppose	Accept	
	FS2064.152	Retirement Village Association of New Zealand Incorporated	Oppose	Accept	
FS2082.758	Kāinga Ora	Oppose	Accept		
762.33	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	[A]dd a minimum height restriction to aid in producing larger scale buildings within the city centre zone and restrict the development of unfittingly small-scale developments			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2037.798	Christchurch Civic Trust	Support	Reject	
FS2082.563	Kāinga Ora	Oppose	Accept		
670.1	Mary-Louise Hoskins	[Reduce] the 92m height limit for the central city [or ensure done with great architectural merit].			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2042.46	Cambridge 137 Limited	Oppose	Accept	
834.326	Brendon Liggett for Kainga Ora – Homes and Communities	Delete assessment matters 15.14.3.36 – Height in Central City Mixed Use Zone			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2044.125	The Catholic Diocese of Christchurch	Support	Reject	
FS2045.129 & FS2045.131	Carter Group Limited	Support	Reject		
814.234	Jo Appleyard for Carter Group Limited	Delete Rule 15.14.3.36 in its entirety			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2082.1064	Kāinga Ora	Support in part	Reject	
823.200	Jo Appleyard for The Catholic Diocese of Christchurch	Delete Rule 15.14.3.36 in its entirety.			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2037.1432	Christchurch Civic Trust	Oppose	Accept	
	FS2045.373	Carter Group Limited	Support	Reject	
FS2082.1210	Kāinga Ora	Oppose in part	Reject		
150.8	Terri Winder for Ceres New Zealand, LLC	Remove 87-93 Victoria Street from the Victoria Street Height Precinct and update the planning maps accordingly			Reject
150.27	Terri Winder for Ceres New Zealand, LLC	Remove 87-93 Victoria Street from the Victoria Street Height Precinct and update the planning maps accordingly			Reject

150.28	Terri Winder for Ceres New Zealand, LLC	b. Remove the Central City Building Height 32m Overlay from 25 Peterborough Street and update the Central City Maximum Building Height Planning Map accordingly.	Reject		
205.10	Graham Robinson for Addington Neighbourhood Association	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Reject		
	FS. No	FS Name		Support/Oppose	Recommendation
	FS2063.33	Ryman Healthcare Limited		Oppose	Accept
	FS2064.32	Retirement Village Association of New Zealand Incorporated		Oppose	Accept
	FS2082.130	Kāinga Ora	Oppose	Accept	
205.9	Graham Robinson for Addington Neighbourhood Association	Qualifying matters are needed to protect existing residents from losing their sunlight and warmth. Putting 2 & 3 story buildings next to some existing properties with solar panels could negate the usefulness of said panels through shading.	Reject		
834.324	Brendon Liggett for Kainga Ora – Homes and Communities	Delete clause (b), with the exception of clause (v) (subject to the below amendment): <i>v. The individual or cumulative effects of shading, visual bulk and dominance, and reflected heat from glass on sites in adjoining residential zones or on the character, quality and use of public open space and in particular the Ōtākaro Avon River corridor, Earthquake Memorial, Victoria Square and Cathedral Square;</i>	Reject		
	FS. No	FS Name		Support/Oppose	Recommendation
	FS2037.35	Christchurch Civic Trust		Oppose	Accept
	FS2044.123	The Catholic Diocese of Christchurch		Support	Reject
	FS2045.127	Carter Group Limited		Support	Reject
823.198	Jo Appleyard for The Catholic Diocese of Christchurch	Retain the status quo in respect of Rule 15.14.3.1 (and delete the proposed assessment matters in clause (b) in their entirety).	Reject		
	FS. No	FS Name		Support/Oppose	Recommendation
	FS2037.1430	Christchurch Civic Trust		Oppose	Accept
	FS2045.371	Carter Group Limited		Support	Reject
	FS2082.1208	Kāinga Ora		Oppose in part	Reject
814.232	Jo Appleyard for Carter Group Limited	Retain the status quo in respect of Rule 15.14.3.1 (and delete the proposed assessment matters in clause (b) in their entirety).	Reject		
	FS. No	FS Name		Support/Oppose	Recommendation
	FS2082.1062	Kāinga Ora		Support in part	Reject
685.80; 685.79	Glenn Murdoch for Canterbury / Westland Branch of Architectural Designers NZ	[New qualifying matter] limiting building height along the Te Papa Otakaro corridor within the central city.	Reject		
762.45	Daniel Crooks for New Zealand Institute of Architects Canterbury Branch	[T]hat the Victoria Street [Height] overlay is extended to include the section between Kilmore Street and Chester street west.	Reject		
814.229	Jo Appleyard for Carter Group Limited	Oppose 15.13.2.8. Retain status quo.	Reject		
	FS. No	FS Name		Support/Oppose	Recommendation
	FS2082.1059	Kāinga Ora		Support in part	Reject

823.194	Jo Appleyard for The Catholic Diocese of Christchurch	Retain the status quo in respect of Rule 15.13.2.8.			Reject
	FS. No	FS Name	Support/Oppose	Recommendation	
	FS2037.1426	Christchurch Civic Trust	Oppose	Accept	
	FS2045.367	Carter Group Limited	Support	Reject	
	FS2082.1204	Kāinga Ora	Oppose in part	Reject	
842.10	Lydia Shirley for Fire and Emergency	Retain as notified.			Accept
909.8	Fiona Small for St John	[Regarding the radiocommunication pathways qualifying matter and Planning Map 39] Retain as notified.			Accept
910.8	Fiona Small for Ministry of Justice	[Regarding the radiocommunication pathway qualifying matter and planning map 39] Retain as notified.			Accept
911.8	Fiona Small for Department of Corrections	[Regarding the radiocommunication pathway qualifying matter and planning map 39] Retain as notified.			Accept
912.8	Fiona Small for Canterbury Civil Defence and Emergency Management Group	[Regarding the radiocommunication pathway qualifying matter and planning map 39] Retain as notified.			Accept
2005.3	Fiona Small for New Zealand Police	Delete references to Appendices, otherwise retain as notified.			Accept
2005.4	Fiona Small for New Zealand Police	Retain as notified			Accept
2005.5	Fiona Small for New Zealand Police	Delete references to Appendices, otherwise retain as notified.			Accept
2005.6	Fiona Small for New Zealand Police	Delete references to Appendices, otherwise retain as notified.			Accept
2005.7	Fiona Small for New Zealand Police	Delete references to Appendices, otherwise retain as notified			Accept
2005.8	Fiona Small for New Zealand Police	Delete references to Appendices, otherwise retain as notified.			Accept
2005.9	Fiona Small for New Zealand Police	Planning Map 29 – Retain as notified.			Accept