

IN THE MATTER OF Resource Management Act 1991

AND

IN THE MATTER OF Proposed Plan Change 14 Housing and
Business Choice pursuant to Part 5, subpart
5A and Part 6 of Schedule 1 of the Resource
Management Act 1991

MINUTE 53: RESPONSE TO MAPPING CLARIFICATIONS

- [1] This is the fifty third (53) procedural Minute to be issued by the Independent Hearings Panel (the Panel) established by the Christchurch City Council (the Council) to conduct the hearing of submissions on proposed Plan Change 14 Housing and Business Choice (PC 14) notified by the Council and to make recommendations to the Council, after the hearing of submissions is concluded, pursuant to Part 5, subpart 5A and Part 6 of Schedule 1, of the Resource Management Act 1991 (RMA).
- [2] The purpose of this Minute is to respond to the Memorandum of Counsel for Christchurch City Council filed on 23 August 2024¹ regarding mapping clarifications sought (Council's mapping memorandum).
- [3] Under the RMA, Schedule 1, clause 101(4)(c) the Council may seek clarification from the independent hearings panel on a recommendation in order to assist the specified territorial authority to make a decision.
- [4] The Panel's Minute 46² detailed the approach to be taken to clarification of the Recommendations Report, including mapping changes.

Council Request

- [5] The Council's mapping memorandum outlined the mapping process undertaken by Council officers and provided an internet link³ to the mapping undertaken in light of the Panel's recommendations.
- [6] The memorandum also requested that the Panel:
- (i) cross-check and confirm that the mapping changes accurately reflect the Panel's recommendations; and
 - (ii) clarify matters outlined in the table in the Appendix 1 to this memorandum as part of that mapping cross-checking and confirmation exercise.

Panel Response

- [7] The Panel thanks Council officers for undertaking the mapping exercise as directed in Minute 46 and for providing the internet mapping tool, which we have relied on to check the changes made and the clarifications that have been requested in the Council's memorandum. The Panel accepts the mapping process as described in the mapping

¹ [Memorandum of Counsel for Christchurch City Council - 23 August 2024 - Regarding mapping clarification](#)

² [IHP Minute 46 - Christchurch City Council - Right of Reply - 22 April 2024](#)

³ [PC14 IHP recommendation - Draft \(ccc.govt.nz\)](#)

memorandum at paragraphs 3 - 8 is an appropriate approach to the mapping of local centre catchments.

[8] In undertaking the exercise of cross checking whether the mapping changes accurately reflect the Panel's recommendations, the Panel notes the following:

- (a) The cross checking has only been undertaken with respect to the centre catchments and the specific matters raised in Appendices 1 - 3 attached to the Council memorandum, the panel has not undertaken a forensic property by property or zone by zone review due to the time available, the limitations of the mapping tool provided, and our expectation that Council technicians have undertaken the exercise accurately as described in the Council's mapping memorandum.
- (b) The Panel's approval of the mapping provided is given with the caveat that there may still be some mapping errors which, we and the Council officers have not yet identified that will need to be corrected as Council updates the district plan following Council decisions.
- (c) The online mapping tool provided to the Panel has limitations relating to the speed and display of all layers, creating a challenge to the Panel confirming the extent of individual layers (noting that this can be done at the property level). The IHP Secretariat was requested to check with Council officers regarding the functionality, or whether there was a technical issue. Council officers confirmed to the Secretariat that limitations we have experienced relate to the internet tool provided, but that Council officers could, if requested provide alternative versions of maps through the Council's functional internal system if the Panel needed to have these for a finer grain check. We note the limits of our checking process in paragraph [8](a) and (b) above, and aside from the mapping corrections below we have not found it necessary to request further maps.

[9] Some mapping errors, or matters that require further clarification from the Council have been picked up in our review, and we ask the Council to correct these and then provide the Panel with a snip of the correction (or an example of the operative RCA's):

- (a) Zoning of and around the Foodstuffs site at 159 Main North Road as described in Appendix 2.

- (b) The mapping tool incorrectly shows the retention of the Residential Suburban Zone for existing RCA areas in the ODP, which should be rezoned MRZ (or HRZ as the case may be), with the ODP provisions being retained as the recommended qualifying matter, in the revised Chapter 14.
- (c) An additional area of HRZ for Belfast/Northwood, as shown in Appendix 1 which may be an error.

[10] A column has been added to the right-hand side of each appendix table of the Council's mapping memorandum to record our comments. These three tables are issued with this Minute.

[11] We have indicated the need for further explanation from the Council in relation to several matters which we have not been able to understand, and these are highlighted in each of the appendices, along with the mapping errors in [9] above.


[12] In terms of Appendix 3, Rezoning recommendations we have checked these and found these to be correctly accounted for, except where clarification is given in Appendix 1 or otherwise noted in the right hand column, highlighted in yellow. In Appendix 3, unless a comment or clarification has been added to the column the Panel accepts the mapping changes as being correct (subject to the caveat in [8](b) above).

Dated 30 August 2024




Cindy Robinson
Chair
for Independent Hearings Panel

APPENDIX 1 – Mapping clarifications:

#	Key Theme	Chapter/ Provision	Map/s	IHP Recommendation Part #	Matter for IHP clarification	IHP Response
1.	Belfast/N orthwood catchmen t	-	Yes	Appendix I – Table 2, entry #6 (30 July Recommendation) IHP Addendum to Part 3, 15 August 2024, [13]	In the IHP’s 30 July Recommendation it accepted that MRZ should only proceed for the specific sites that had been recommended to be removed from the LCIP Catchment (Appendix I – Table 2, entry #6). Part 3 of the recommendation was updated on 15 August 2023 to continue to state that the <u>notified</u> LCIP catchment should be used to apply HRZ. Does the IHP intend that HRZ is applied to the proposed updated catchment of Belfast/Northwood, as per Appendix I – Table 2, entry #6?	<p>Correction, the Panel intended to exclude those areas that were identified as being remote from the catchment as set out in Appendix 1 Table 2 item #6 (ie south of the retirement village). Those sites are to retain MRZ.</p> <p>The Panel note that the HRZ had been extended further in one area than had been shown as LCIP as shown in the snips below. Could the Council please clarify why that is the case?</p> 

Appendix 1 – Mapping Clarifications

#	Key Theme	Chapter/ Provision	Map/s	IHP Recommendation Part #	Matter for IHP clarification	IHP Response
						
2.	North Halswell catchment	-	Yes	Appendix 8.10.4 (30 July Recommendation); IHP Addendum to Part 3, 15	The 15 August Addendum to Part 3 details how the Outline Development Plan in 8.10.4 should be used as the basis for MRZ.	The Panel confirms that the reference is to the updated Outline Development Plan. As per Recommendations version of 8.10.4.

Appendix 1 – Mapping Clarifications

#	Key Theme	Chapter/ Provision	Map/s	IHP Recommendation Part #	Matter for IHP clarification	IHP Response
				August 2024, [10]	Can the IHP please confirm that this means the updated Outline Development Plan extent, as per the 30 July recommendation, rather than the operative Outline Development Plan extent?	
3.	TRMA influence on Commercial and Industrial Zones.	-	Yes	IHP Mapping Directions; Part 4 recommendations	Mapping directions for TRMA (Part 4) detail how operative Commercial and Industrial Zones should be retained under specific conditions, relative to the influence of TRMA. However, there are no proposed rules associated with such zones that relate to the TRMA. Retaining the operative zoning for commercial centres would require the reintroduction of the	The Panel clarifies that the commercial and industrial zones within the TRMA are renamed as for all commercial and industrial zones in PC 14 and the TRMA applies to all residential intensification within those zones.

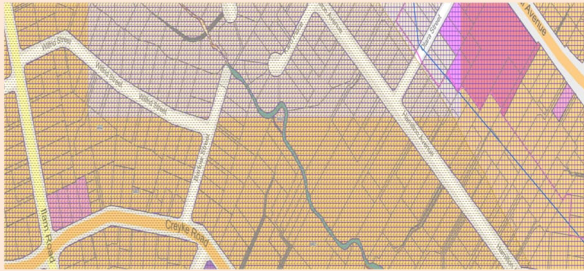
Appendix 1 – Mapping Clarifications

#	Key Theme	Chapter/ Provision	Map/s	IHP Recommendation Part #	Matter for IHP clarification	IHP Response
					<p>Commercial Core zone in New Brighton without any defined purpose.</p> <p>Can the IHP please confirm this approach and whether an alternative approach may simply be the removal of TRMA from Commercial or Industrial zones?</p>	
4.	Recommendation for #172 – Traci Mendiola, 8 Gilders Grove, Hillsborough	-	Yes	<p>Appendix H – Table 1 (p 56)</p> <p>Appendix H – Table 3 (p 124)</p>	<p>The IHP recommends reject for the reasons stated in Part 7, however, Part 7 does not address this. Part of the zone is RH and unaffected by an operative overlay or outline development plan, which the IHP has also recommended should be MRZ.</p> <p>Please clarify.</p>	<p>Correction: The recommendation to reject in its entirety is in error and should be 'accept in part' so that part of the land zoned RH should be MRZ for the reasons in Part 4 of the Recommendations Report and the RuUF retained as RuUF for reasons of Scope in Part 1 of the Report.</p>

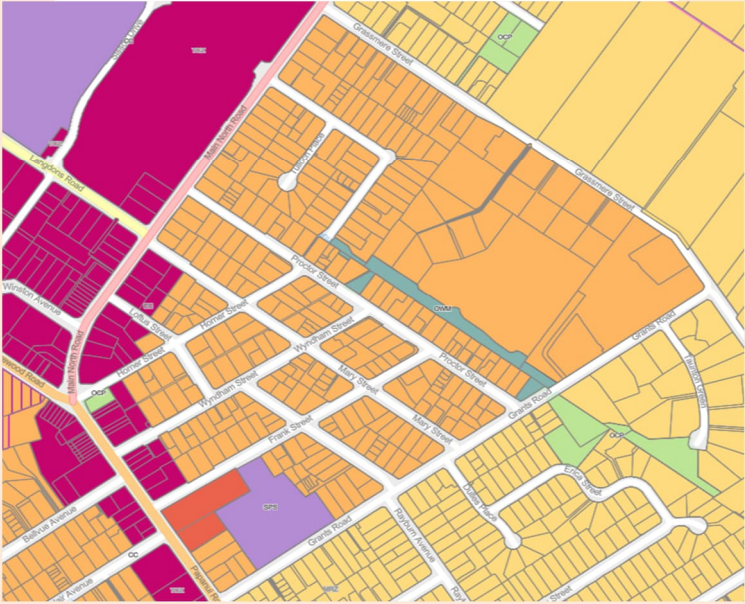
Appendix 1 – Mapping Clarifications

#	Key Theme	Chapter/ Provision	Map/s	IHP Recommendation Part #	Matter for IHP clarification	IHP Response
5.	Recommendations for #272 – Caitriona Cameron, Rattray St Recommendations for #701 – Ian McChesney, Rattray St	-	Yes	Appendix H – Table 2 (p 163) Appendix H – Table 3 (p 12) Appendix H – Table 2 (p 185) Appendix H – Table 3 (p 41)	The IHP recommends rejection of MRZ, however the street lies outside of the HRZ catchment that the IHP has redefined around Riccarton under Part 3 Recommendations. Please clarify.	Correction is required to entries and the properties should retain MRZ outside of the catchments defined in Part 3 of Recommendations.
6.	Recommendations for #795 – Andrew Stevenson, 135 to 185 Wainoni Road and beyond	-	Yes	Appendix H – Table 3 (p 36) Appendix H – Table 4 (p 23)	The submission point appears to be the same as #802 (Anita Moir), which was rejected by the IHP, however this submission has been accepted. Please clarify.	Correction: Accept in-part, in areas where the Tsunami Management Area (TMA) does not apply. The Council has correctly shown those areas covered by the TRMA as RS and those outside as MRZ
7.	Recommendations for #32 – Guy Mortlock, Block	-	Yes	Appendix H – Table 3 (p 109)	Appendix H – Table 3 states that this request to retain operative zoning beneath ANIA should be accepted.	Appendix H, Table 3 correctly records that the submission is accepted, however Table 4 incorrectly records that the submission is rejected. The submission is accepted and the block is to be zoned MRZ.

Appendix 1 – Mapping Clarifications

#	Key Theme	Chapter/ Provision	Map/s	IHP Recommendation Part #	Matter for IHP clarification	IHP Response
	bounded by Creyke Road, Ilam Road, Wilfrid Street and Barlow Street			Appendix H – Table 4 (p 16)	However, Part 4 has recommended MRZ or HRZ beneath the contour. Please clarify.	
8.	Recommendations for #190 – Ross Boswell, The block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line	-	Yes	Appendix H – Table 3 (p 137)	The IHP recommends accepting the submission in-part, however Part 3 has recommended HRZ over this area. Please clarify.	Correction the submission is to be rejected in accordance with Part 3 and 4 of the Recommendations Report
9.	Recommendations for #153 – Susan	-	Yes	Appendix H – Table 3 (p 159)	The IHP recommends the submission point is accepted in-part.	Correction, the table should show the submission as rejected and that these areas are as described in Part 3 Report and as shown HRZ on the Council mapping – see the snips below.

Appendix 1 – Mapping Clarifications

#	Key Theme	Chapter/ Provision	Map/s	IHP Recommendation Part #	Matter for IHP clarification	IHP Response
	Peake, Papanui Living Streets (including Grants Road, Gambia, Mary, Proctor, Frank, Wyndham, Loftus and Horner Streets)				<p>However, all these streets appear to be within the HRZ catchment the IHP have defined for Papanui under Part 3 Recommendations.</p> <p>Please clarify.</p>	<p>(c) For Papanui, generally a distance of 800m from the intersection of Main North Road and Langdons Road, extending to the north to the point the railway line intersects with Vagues Road, then along Vagues Road to Main North Road to Grasmere Street following the HRZ boundary as notified to Grants Road to Papanui Road, then to Blighs Road to the railway line and there after following the boundary of the PC 14 notified HRZ back to Langdons Road and stopping at the boundary of the IG and LFRZ.</p> 

Appendix 1 – Mapping Clarifications

#	Key Theme	Chapter/ Provision	Map/s	IHP Recommendation Part #	Matter for IHP clarification	IHP Response
10.	Recommendations for #242 – Sandamali Ambepitiya for Property Council New Zealand, Areas immediately surrounding the central city.	-	Yes	Appendix H – Table 2 (p 6)	<p>The IHP recommends that operative RCC area is re-zoned to HRZ (10-storey). However, recommendations are to accept the Residential Central City Precinct (RCCP) at 12-storeys, as per Council Right of Reply and the rezoning of RCC to HRZ with 22m (6-storeys) enabled outside of the RCCP and within the city centre walking catchment the IHP have defined.</p> <p>Please clarify.</p>	<p>The Panel is not entirely clear on what the Council is seeking here. The Panel recommendation is that the RCC becomes HRZ within the four avenues (6 storeys), where the operative RCC had a higher height limit that continues to apply. That part of the new HRZ that was identified within the RCCP goes to 12 storeys.</p> <p>It appears that Appendix H, Table 2 may have incorrectly recorded submission 242 as being accepted, rather it should be accept in part as per the Council Reply.</p>
11.	Recommendations for #242 – Sandamali Ambepitiya for Property Council New	-	Yes	Appendix H – Table 2 (p 6)	<p>The IHP appears to have rejected the expansion of Brownfield overlays, however, has stated its acceptance of the submission that supported Brownfield overlays.</p>	<p>The reference to Appendix H- Table 2 (p6) does not relate to Brownfield overlays.</p> <p>However, the Brownfield Overlay submission is in Appendix H Table <u>4</u> as shown in the snip below. The “Panel Recommendation” should be corrected to reject the Property Council submission, in line with the Panel Recommendations for submissions in Appendix H Table 1 as follows:</p> <p>904-880 Main North Road (page 8)</p>

Appendix 1 – Mapping Clarifications

#	Key Theme	Chapter/ Provision	Map/s	IHP Recommendation Part #	Matter for IHP clarification	IHP Response											
	Zealand, Brownfield overlays.				Please clarify.	<p>823 – The Catholic Diocese of Christchurch (page 12)</p> <table border="1"> <tr> <td>242</td> <td>Sandamali Ambepitiya for Property Council New Zealand</td> <td>Property Council New Zealand</td> <td></td> <td>Support</td> <td>Support the proposed amendments that seek to introduce Brownfield Overlay in the Industrial General Zone for land close to identified commercial centres that enables residential and mixed-use development.</td> <td></td> <td></td> <td></td> <td></td> <td>Acknowledge</td> </tr> </table>	242	Sandamali Ambepitiya for Property Council New Zealand	Property Council New Zealand		Support	Support the proposed amendments that seek to introduce Brownfield Overlay in the Industrial General Zone for land close to identified commercial centres that enables residential and mixed-use development.					Acknowledge
242	Sandamali Ambepitiya for Property Council New Zealand	Property Council New Zealand		Support	Support the proposed amendments that seek to introduce Brownfield Overlay in the Industrial General Zone for land close to identified commercial centres that enables residential and mixed-use development.					Acknowledge							
12.	32 Armagh Street, alternative SP (School) zoning (Christ College)	Ch 13.6		Chapter mark-up: Appendix 13.6.3.3 13.6.6.3 (correction to reference from Council 26 August 2024)	The IHP may have inadvertently recommended that the alternative zoning for this site is MRZ, when HRZ was the agreed alternative zoning put forward on an agreed basis by Council and the submitter. At the	Correction – the alternative zoning should be HRZ.											

Appendix 1 – Mapping Clarifications

#	Key Theme	Chapter/ Provision	Map/s	IHP Recommendation Part #	Matter for IHP clarification	IHP Response
				Minute 51, response to #15	<p>end of the hearing there were no parties in the process seeking that the site be part of the RHA or be zoned MRZ, and therefore no evidence to support MRZ. The position that the HRZ should apply as the site's alternative zoning was agreed by all relevant parties and this appears to be understood by the Panel in the part of its recommendations on the heritage provisions. In accordance with the IHP's recommendations under Part 5 and Part 7, it appears that the MRZ zoning that had been proposed as part of the proposed RHA has been rejected and HRZ should instead be in its place.</p>	

Appendix 1 – Mapping Clarifications

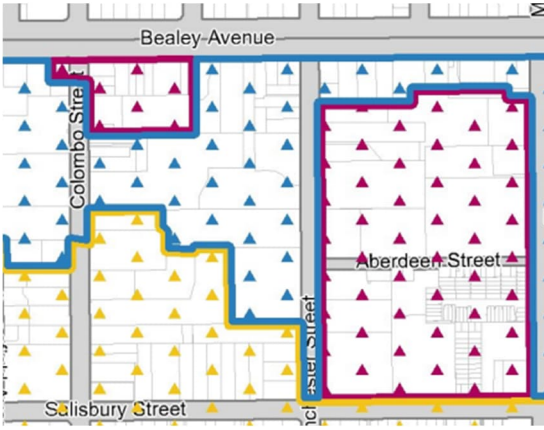
#	Key Theme	Chapter/ Provision	Map/s	IHP Recommendation Part #	Matter for IHP clarification	IHP Response
					Can the IHP please confirm that the alternate zoning for 32 Armagh Street should be HRZ?	

APPENDIX 2 – IHP Mapping Directions Tracking Tables

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
Part 1		Not applicable	N/A		NA
Part 2		Not applicable	N/A		NA
Part 3		There are no amendments to the CCZ, CCMUZ or CCMUZ (SF) zone boundaries.	N/A		Reflects Panel recommendation
	[252] to [255]	The walkable catchment for the CCZ is described as generally within the Four Avenues – change all relevant residential zones (and alternative zones for SPZs) are to	<p>Create a new overlay called “Central City Walking Catchment” that covers the Four Avenues.</p> <p>Change any MRZ within the Four Avenues to HRZ. Done</p> <p>Remove any part of the Central City Residential Precinct outside of the four avenues. Done</p>	Done	Reflects Panel recommendation

Appendix 2 – Mapping Directions

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
		be HRZ and the Central City Residential Precinct is to be retained as notified unless subject to a recommended QM			
		The Cathedral Square Interface, Victoria Street height precincts, Central City Heritage Interface and Radio Communications height overlay are to be removed from the planning maps.	Remove these QMs. Note whole Central City Heritage Interface layer to be removed (from sites adjoining New Regent Street and Arts Centre). Retain site overlay on sites within New Regent Street and Arts Centre heritage settings (see list below).	Done	Reflects Panel recommendation

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
		<p>Central City Building Heights Planning Map (shown in Appendix 1 – Table 2 #7)</p>	<p>Update to only show:</p> <ul style="list-style-type: none"> - Central City Building Height 8m Overlay (New Regent Street heritage setting) - Central City Building Height 16m Overlay (Arts Centre heritage setting) - A new 32m building height overlay for the site at 25 Peterborough Street. - A new 22m building height overlay that shows only the two purple blocks in image below:  <ul style="list-style-type: none"> - Two new building height overlays within the block of Tuam Street, 	<p>Not part of mapping clarifications.</p>	<p>Reflects Panel recommendation</p>

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
			<p>Manchester Street, Madras Street and Lichfield Street as follows:</p> <ul style="list-style-type: none"> ○ One 21m building height overlay for the sites that have a road boundary with High Street. ○ One 32m building height overlay for the remaining sites within this block. 		
		<p>There are no amendments to the TCZ boundaries for Riccarton, Hornby, Papanui.</p>	<p>N/A</p>		<p>Reflects Panel recommendation</p>
	<p>[303]</p>	<p>The commensurate catchment for the Riccarton, Hornby and Papanui TCZs is described in Part 3, and within those</p>	<p>Create waking catchment layer (not intended as a Planning Map layer, information only), as described in pages 79-82 of Part 3 of the IHP recommendation. Re-zone the area shown as RS south of Ravensdown (312 Main South Road) as MRZ.</p>	<p>Done</p>	<p>Reflects Panel recommendation</p>

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
		described catchments all relevant residential zones are to be HRZ (other than in relation to the Ravensdown site at Hornby as shown on Figure 1 which is to retain MRZ – refer to Part 5 below)			
		There are no changes to the TCZ boundaries for Shirley/Palms or Eastgate/Linwood or North Halswell Town Centre. For	Re-zone 20 Radcliffe Road from TCZ to HRZ.	Done	Reflects Panel recommendation

Appendix 2 – Mapping Directions

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
		Belfast/North wood there is a change to the TCZ boundary to rezone 20 Radcliffe Road, Belfast to HRZ.			
	[304]	The commensurate catchment for the TCZs for Shirley/Palms , Eastgate/Lin wood and Belfast/North wood is described in Part 3, and within those described catchments all relevant residential zones are to	Retain Shirley/Palms and Eastgate/Linwood HRZ as per Council Right of Reply. Re-zone all parts of proposed LCIP around Belfast/Northwood to HRZ and remove LCIP.	Done	Reflects Panel recommendation

Appendix 2 – Mapping Directions

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
		be HRZ as notified.			
	[305]	For North Halswell TCZ the commensurate catchment is to be zoned MRZ.	Re-zone all HRZ surrounding North Halswell to MRZ.	Done	Reflects Panel recommendation
		There are no amendments to the LCZ (Large)	N/A		Reflects Panel recommendation
	[306] and [308] for Sydenham	For LCZ [Large] the commensurate catchment is described in Part 3 and within those catchments all relevant residential zones will be zoned HRZ	Create waking catchment layer (not intended as a Planning Map layer, information only) at 400m, as described on page 81 of Part 3 of the IHP recommendation.	Done	Reflects Panel recommendation
		There are no amendments	N/A		Reflects Panel recommendation

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

Appendix 2 – Mapping Directions

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
		and the MRZ provides the commensurate response.			
	Para 401 Part 3	The ODP IGZ at Sydenham, Philipstown and Addington + Tannery Site	Re-zone all MUZ in this area as IG. Remove all MUZs from IHP Recommendation zone layer	Done	Reflects Panel recommendation

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
		are to be retained and the proposed MUZ zone is to be removed.			
		The Brownfields overlay at 2 Lydia Street is to be removed.	Delete brownfield overlay at 2 Lydia Street.	Done	Reflects Panel recommendation
		The Brownfields overlay to IGZ at Woolston, Hornby, Cranford and Papanui are to be removed.	Delete brownfield overlays at Woolston, Hornby, Cranford and Papanui.	Done	Reflects Panel recommendation
Part 4		All relevant residential zones are to be zoned MRZ unless they are	Re-zone all RS, RSDT, RMD, RH, RBP (only Lyttelton) zones as MRZ, except: <ul style="list-style-type: none"> • where there is a direction for HRZ (like around Riccarton); • Coastal Hazard Areas; 	Done	The Council has incorrectly left existing RCA's in the ODP as the operative zoning. The Panel's recommendation is that these be rezoned to MRZ or HRZ as the case may be but that the operative provisions be retained as the QM for operative RCA's (unless they have otherwise been removed or reduced in scale through panel recommendations).

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
		zoned HRZ as directed above or an alternative zone is recommended as set out below.	<ul style="list-style-type: none"> • Tsunami areas; • Residential Hill overlays or ODPs; • Character areas. 		
		Located within the CHMA and TMA QM (mapping directions below) in Part 5 Section 9 [66]	<p>Apply a ‘smoothing’ to the 15m grid to remove triangles of TMA thereby producing a contour rather than a ‘zig zag’ edge.</p> <p>Those Residential properties covered by a TMA depth of 0.3m or greater over 30% or less of the property are zoned MRZ;</p> <p>Those Commercial and Industrial zoned properties fully covered or covered over 30% or more by a TMA depth of 0.3m or greater, retain the operative Commercial and Industrial zoning.</p>	<p>Done</p> <p>Was addressed in RoR</p> <p>Seeking clarification</p>	<p>Reflects Panel recommendation</p> <p>Reflects Panel recommendation</p> <p>The Panel notes that this clarification is included in Appendix 1 at item 3.</p>
	[68]	Operative RHZ where the zone is subject to an outline	For areas covered by the following operative overlays and ODP – retain RHZ and associated operative overlays:	Done	Reflects Panel recommendation

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
		development plan or overlay in which case the operative zone shall be retained subject to the relevant outline development plan or overlay.	<ul style="list-style-type: none"> - Monks Spur/Mt Pleasant Density Overlay and Appendix 8.10.8 – Monks Spur, - Shalamar Drive Density Overlay, - Upper Kennedys Bush Density Overlay and Appendix 8.10.16 – Kennedys Bush / Cashmere Road 2008, - Residential Mixed Density Overlay -Redmund Spur, - Residential Mixed Density Overlay – 86 Bridle Path Road - Appendix 8.10.7 Cashmere and Worslesy Development Plan (for those parts showing RHZ) <p>In all other areas MRZ should apply, unless covered by an operative Character Area (subject to removing sites, as recommended).</p>		
	[68]	All other parts of the ODP RHZ are to be zoned MRZ.	N/A – aligns with RoR version	Done	Reflects Panel recommendation
		All notified FUZ that were RNN in	Re-zone all FUZ to MRZ.	Done	Reflects Panel recommendation

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
		the ODP are to be zoned MRZ as set out in Part 7.			
	[99](b)	Retain Central City Residential Intensification Precinct	Update extent, as per above.	Done	Reflects Panel recommendation
	[99](a)	Remove Local Centre Intensification Precinct	Delete LCIP.	Done	Reflects Panel recommendation
	[99](c)	Remove Riccarton Height Intensification Precinct	Delete RHIP.	Done	Reflects Panel recommendation
	Section 6 5	Remove the LTP QM	Delete Suburban Density Precinct and Suburban Hill Density Precinct.	Done	Reflects Panel recommendation
	Section 6 5	Remove the Suburban Density Precinct, Suburban Hill Density	<<<< as per IHP.	Done	Reflects Panel recommendation

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
		Precinct, and Loess Soils from the Reply map version			
	Section 6	Rezone RSZ within the Airport Noise QM to MRZ	Addressed above.	Done	Reflects Panel recommendation
Part 5	Section 5 [39](c)+[37]	Remove waterbody (blue line) from the site setback at 147 Cavendish Road	<<<< as per IHP.	Done	Reflects Panel recommendation
	Section 5 [39](b)+[33-36]	Remove waterbody setback QM overlay from all maps (Note, it has already been done for the s42A submissions /hearing	N/A – aligns with RoR version	Done	Reflects Panel recommendation

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
			Commercial and Industrial zoning of the ODP.		
	Section 10 [87] (a)	Remove heritage notations from planning maps for new heritage items and setting proposed in PC 14 version, so as to make it clear if they are being retained by proposed by PC 13.	<p>The 14 heritage sites listed below in this table are the only heritage items and settings <u>amendments</u> to remain in the PC14 IHP Recommendation. The QM layer applying to heritage items and settings will still apply to operative ODP heritage items and settings plus those amendments listed below in this table (except those being deleted):</p> <ul style="list-style-type: none"> - For all PC14 proposed new heritage items and settings shown in Reply version – show as “PC13 only. Do not form part of IHP Recommendation”. - For all PC14 amendments to operative ODP heritage items and settings shown in Reply version - except for those heritage items and settings listed below - show as “PC13 only. Do not form part of IHP Recommendation.” - QM layer applying to heritage items and settings: 	Done	Reflects Panel recommendation

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
			Retain in QM layer operative ODP heritage items and settings plus amendments listed below in this table except those being deleted below . Remove heritage items and settings being deleted below from QM layer.		
	[87](c), [111] (a)	Remove heritage notations from planning maps for heritage items and settings recommended to be removed.	<p>The 14 heritage sites listed below in this table are the only heritage items and settings <u>amendments</u> to remain in the PC14 IHP Recommendation (in addition to operative ODP items and settings above remaining in QM layer).</p> <ul style="list-style-type: none"> - 32 Armagh St/325 Montreal Street - delete heritage item Scadule Ref 390 and setting 287 and remove from QM layer for heritage items and settings. - 137 Cambridge Terrace - delete heritage item item 78 and setting 309 and remove from QM layer for heritage items and settings. - 40 Norwich Quay – delete heritage item 1060 and setting 40 and remove from QM layer for 	<p>Done</p> <p>Done</p> <p>Done</p>	<p>Reflects Panel recommendation</p> <p>Reflects Panel recommendation</p> <p>Reflects Panel recommendation</p>

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

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
		planning maps]	<p>latest aerial in ESRI. Show this amended item location and operative ODP setting on IHP Recommendation map. Retain in QM layer for heritage items and settings.</p> <ul style="list-style-type: none"> - 23 New Regent Street (item 404, setting 336) - reduce setting. Move northern boundary of setting on Armagh St to southern edge of northern footpath ie. exclude northern footpath of Armagh St from setting. Retain in QM layer for heritage items and settings. - Retain amendments to these heritage items and settings as shown in Reply mapping, and retain in QM layer for heritage items and settings: <ul style="list-style-type: none"> 27 Glandovey Road (item 209, setting 423) 59 Hansons Lane (item 234, setting 655) 135 High Street (item 1432, setting 604) 	<p>Done</p> <p>Done</p> <p>Done</p>	<p>Reflects Panel recommendation</p> <p>Reflects Panel recommendation</p> <p>Reflects Panel recommendation</p>

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
			165 Racecourse Road - Riccarton Racecourse Tea House (item 452, setting 684) 265 Riccarton Road (item 463, setting 203).	Done Done	Reflects Panel recommendation Reflects Panel recommendation
	Section 16 [306]	Sites within a 240m setback from the Ravensdown site at Hornby as shown on Figure 1 are to retain MRZ zoning notwithstanding some properties would fall within the commensurate catchment for Hornby TCZ.	<<<< as per IHP. https://chch2023.ihp.govt.nz/assets/IHP-Report/IHP-Recommendations-Report-Part-5-29-July-2024.pdf	Done	Reflects Panel recommendation
	Section 17	City spine QM remove from planning maps	<<<< as per IHP.	Done	Reflects Panel recommendation

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
	Section 18	Remove proposed RHAs and heritage Interface overlay from planning maps.	<<<< as per IHP.	Done	Reflects Panel recommendation
	Section 19	The ODP RCAs are retained except that Esplanade, Clifton, Beverley and Ranfurly are to be deleted and the spatial extent of Cashmere, Beckenham, Piko, Heaton, Malvern, Francis, Dudley and Englefield are to be reduced as notified and further	Use Operative Character Area layer. Delete Esplanade, Clifton, Beverly, and Ranfurly. For all remaining Operative Character Areas, compare against Right of Reply version and delete any extensions to areas.	Done	Reflects Panel recommendation Reflects Panel recommendation Reflects Panel recommendation

Appendix 2 – Mapping Directions

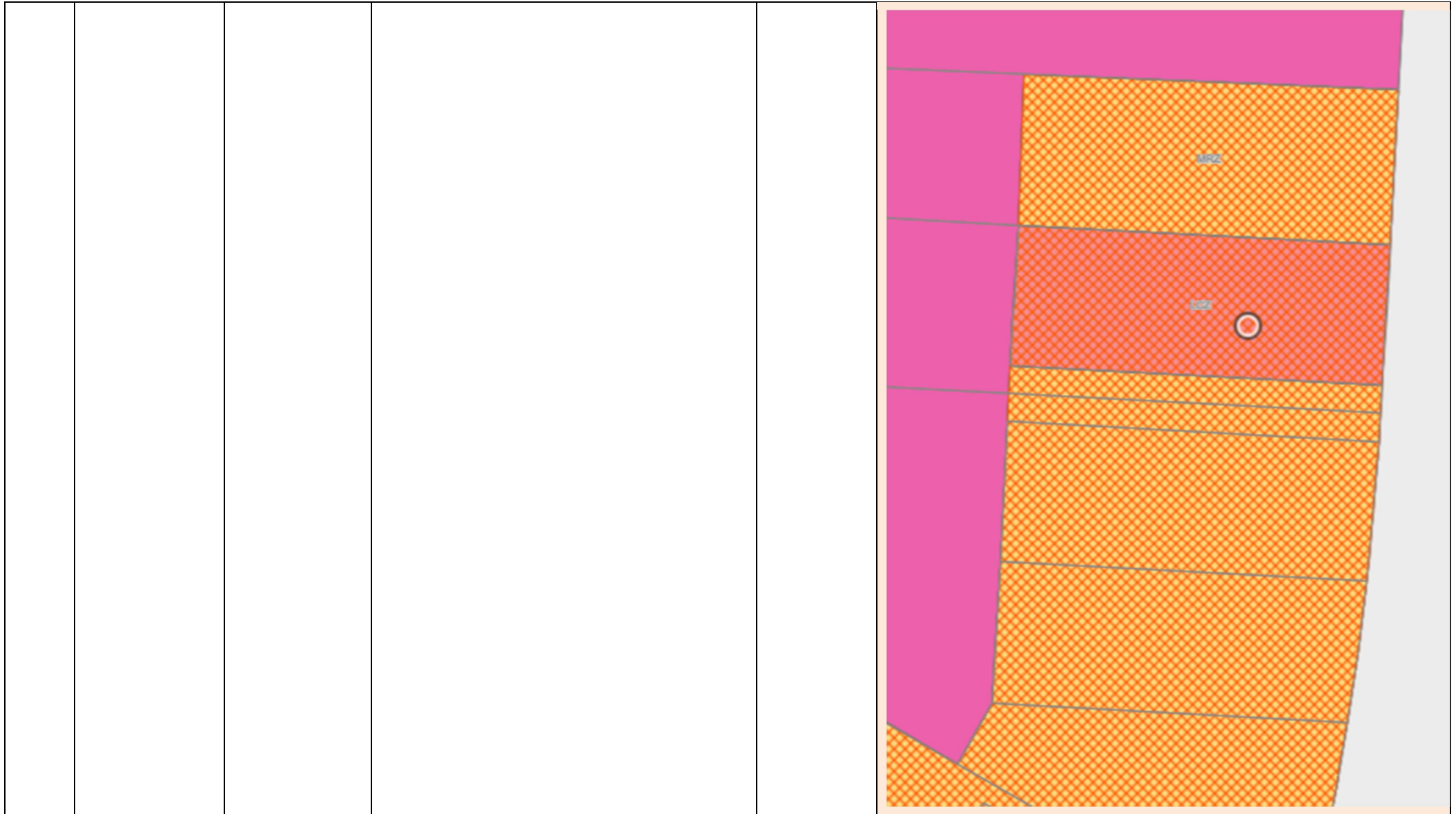
Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
		recommended by Councils42A Report.			
	Section 20	Delete Riccarton Bush Interface Area from planning maps. Remove proposed RHAs and Interface from planning maps	<<<< as per IHP.	Done	Reflects Panel recommendation
	Section 21	The Significant and Other Trees QM be rejected and the existing tree protection rules and schedule in the District Plan remain.	Remove 'Significant Trees QM' overlay from planning maps, return back to Operative Significant Trees layer.	Done	Reflects Panel recommendation

Appendix 2 – Mapping Directions

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
	Specific Purpose Zones	Make consequential mapping changes to alternative zones due to recommended rezonings as a consequence of Panel recommendation as to MRZ and HRZ within and outside the walkable and commensurate catchments in Part 3 of the Report	No mapping change required.	N/A	NA
Part 6		Not applicable	N/A		NA
Part 7	[56]	Change zone of 159 Main North Road from MRZ to IGZ	<<<< as per IHP.	Done	The Panel notes that the zoning of 159 Main North Road is shown as LCZ with an Industrial Interface QM – not IGZ (refer to mapping snip below). Also, the surrounding Foodstuff properties have had the zoning changed from IGZ to MRZ with Industrial Interface QM.

Appendix 2 – Mapping Directions

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
					It appears inadvertent mapping changes have occurred and the Council is invited to double check.



Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
	[106]	The 'alternative zoning' for 254-256 Fitzgerald Ave and 5 Harvey Tce is MRZ as specified in Appendix 13.14.6.2. No mapping changes required.	For 254 Fitzgerald Avenue in SPOARC Zone a new Edge Housing Area overlay is to be added to the Development Plan in Appendix 13.14.6.1. No planning map change required.	N/A	Reflects Panel recommendation
	[116]	ODP RNN zones are to be zoned MRZ or HRZ (subject to directions in Part 3 of the Report)	Any proposed FUZ not within a catchment specified should be zoned MRZ.	Done	Reflects Panel recommendation
	[141]	For Cashmere and Worsleys Development Plan all RUF areas retain	As per page 6, [68].	Done	Reflects Panel recommendation

Appendix 2 – Mapping Directions

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
		operative zone, developed areas to be rezoned MRZ and other RHZ subject to the outline development plan to retain their operative zone.			
Part 8	Appendix H	For submissions seeking changes to zones, not addressed in Part 7 the Panel recommendations are recorded in Tables 1-4 and in Table 6 contained in Appendix H and the	SEE BELOW		See below

Appendix 2 – Mapping Directions

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

Appendix 2 – Mapping Directions

Part of Report	Section/ Paragraph	Mapping Directions	Specific changes required	Complete ?	IHP Comment
			No planning map change required.		

APPENDIX 3 – SITE SPECIFIC ACCEPTED RECOMMENDATIONS

As per relevant to the below IHP Recommendations:

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

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

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
699 - Christs College S42A author: Clare Piper	64 Rolleston Avenue, Central City (SPSZ – Alternative Zones) Planning Map Central City	Operative – SPSZ (Specific Purpose (Schools) zone) with RCC (Residential Central City) alternative zone ¹ . Notified – SPSZ with MRZ alternative zone (RHA) Requested – SPSZ with HRZ (High density residential zone) alternative zone (as notified).	IHP Accepted (Appendix H, Table 1, page 27) Check alternative zoning NO CHANGE TO MAPPING	Confirm HRZ
699 - Christs College S42A author: Clare Piper	21 Gloucester Street (SPSZ) Planning Map Central City	Operative – RCC (Residential Central City) Notified – MRZ with RHA QM Requested –	IHP Accepted in part (Appendix H, Table 1, pages 96 & 97)	

¹ [Plan-Change-14-HBC-NOTIFICATION-Sub-chapter-13.6-School.pdf \(ccc.govt.nz\)](#)

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
		SPSZ with HRZ (High density residential zone) alternative zone.	<p>Change zoning to HRZ Done</p> <p>(The IHP decided a change to SPSZ was out of scope, but as the RHA QM had also been rejected they recommended the site be rezoned to HRZ as it was within the walkable catchment the IHP had identified.)</p>	
<p>749 - Ryman Healthcare Limited</p> <p>S42A author: Kirk Lightbody</p>	<p>20 Radcliffe Road, Belfast</p> <p>Planning Map 18</p>	<p>Operative – Commercial Core Zone</p> <p>Notified – Town Centre Zone</p> <p>Requested – High Density Residential</p>	<p>IHP Accepted</p> <p><i>Already logged above – no action required.</i></p>	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
172 – Traci Mendiola ² S42A author: Ike Kleynbos	8 Gilders Grove, Hillsborough Planning Map 47	Operative – RuUF (Rural Urban Fringe Zone) and Residential Hill Zone Notified – RuUF (Rural Urban Fringe Zone and Residential Hills Zone) Requested – MRZ (Medium Density Residential Zone) The site is split zone, with the occupied front proportion of the site being residentially zone and the larger rear proportion being rurally zoned.	IHP Clarification sought (as per Appendix 1).	Correction see Appendix 1
887 – Jane Harrow ³ S42A author: Ike Kleynbos	384, 388, 420, 422, 424, 426, and 434 Sawyers Arms Road. 123 & 141 Gardiners Road. Planning Map 18	Operative – RuUF (Rural Urban Fringe Zone) / RNN (Residential New Neighbourhood Zone) Notified – RuUF / FUZ (Future Urban Zone) Requested – FUZ (Future Urban Zone) or MRZ (Medium Density Residential Zone)	IHP recommends that operative RNN area is re-zoned to MRZ. Done	
593 – Cashmere Park Limited,	126 Sparks Road / 17 Northaw Street / 36 Leistrella Road /	Operative – RuUF (Rural Urban Fringe Zone) / RNN (Residential New Neighbourhood Zone)	IHP recommends that operative RNN area is	

² s42A report of Ike Kleynbos – Appendix E, page 31 (page 770 of PDF) – <https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/05-Ike-Kleynbos-Section-42A-Report-final.PDF>

³ s42A report of Ike Kleynbos – Appendix D, page 98 (page 634 of PDF) – <https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/05-Ike-Kleynbos-Section-42A-Report-final.PDF>

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
Hartwell Investment Trust and Robert Brown ⁴ S42A author: Ian Bayliss	240, 236, 200 Cashmere Road	Notified – RuUF / FUZ Requested – MRZ (Medium Density Residential Zone)	re-zoned to MRZ. Done	
508 – Michael Case S42A author: Ian Bayliss R.J Crozier S42A author: Ian Bayliss	60 Croziers Road and 340 Cranford Street, Mairehau	Operative – Residential New Neighbourhood Notified – Medium Residential Zone / Future Urban Zone Requested – Medium Density Residential Zone	IHP recommends that operative RNN area is re-zoned to MRZ. Done	
728 – Sutherland Estates Limited S42A author: Ian Bayliss	All of the residential properties that front Storr Close, Glendore Drive, James Mackenzie Drive and	Operative – Residential New Neighbourhood Notified – Medium Residential Zone Requested – Future Urban Zone	IHP recommends that operative RNN area is re-zoned to MRZ. Done	

⁴ S42A report of Ian Bayliss – paras 8.8.15 to 8.8.18 (pages 78 to 82 of PDF) – <https://chch2023.ihp.govt.nz/assets/Council-Evidence-11-August-2023/12-Ian-Bayliss-Section-42A-Final.PDF>

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
	Sutherlands Road.			
819 – Benrogen Estates S42A author: Ian Bayliss	376 Sparks Road, Halswell	Operative – Rural Urban Fringe / RNN (Residential New Neighbourhood) Notified – Rural Urban Fringe / MRZ Requested – Future Urban Zone	IHP recommends that operative RNN area is re-zoned to MRZ. Done	
916 – Milns Park Limited S42A author: Ian Bayliss	Kearns Drive and land west along Milns Road (25-51 Milns Road)	Operative – RNN (Residential New Neighbourhood) Notified – FUZ / MRZ (High density residential zone) Requested – FUZ	IHP recommends that operative RNN area is re-zoned to MRZ. Done	
917 – Belfast Village Centre Limited S42A author: Kirk Lightbody	755 Main Road, Belfast Planning Map 11 & 12	Operative – Partly Residential New Neighbourhood Zone (RNN Zone) and partly Commercial Core Zone Notified – Partly Future Urban Zone (FUZ) and partly Town Centre Zone (TCZ) Requested – Town Centre Zone (for the whole site)	IHP recommends that Centre should be LCZ, with MRZ surrounding. This has been completed. Done	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
915 - 25 KBR Limited S42A author: Kirk Lightbody	432 Sparks Road, Halswell Planning Map 50	Operative – Residential New Neighbourhood Zone Notified – Future Urban Zone Requested – Neighbourhood Centre Zone	IHP recommends that operative RNN area is re-zoned to MRZ, and that part of the site is rezoned NCZ, for reasons stated in Part 7. Done	
699 – Christs College S42A author: Clare Piper	21 Gloucester Street, Central City Planning Map Central City (CC)	Operative – Residential Central City Zone (RCCZ) ⁵ Notified – MRZ ⁶ Requested – Specific Purpose (School) Zone (SPSZ) with HRZ (High Density Residential Zone) alternative zone.	IHP recommends that operative RCCZ area is re-zoned to just HRZ. Done	
740 – Woolworths S42A Author: Ian Bayliss	North Halswell commercial centre – 193 Halswell road & surrounds Planning Maps 44 & 45	Operative – FUZ (Future Urban Zone) Notified – HRZ (High Density Residential Zone) Requested – TCZ (Town Centre Zone)	IHP recommends that operative CC is re-zoned to TCZ, in accordance with	

⁵ [CC_Zoning.jpg \(ccc.govt.nz\)](http://ccc.govt.nz)

⁶ [PlanChange14Reccomendation \(arcgis.com\)](http://arcgis.com)

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
			Environment Court consent order extent. Done	
743 – Matthew Gibbons	N/A	Operative – N/A Notified – N/A Requested – HRZ (High Density Residential)	IHP recommendation is to apply HRZ as previously detailed.	
220 – Martin Snelson	North Halswell town centre	Operative – RNN (Residential New Neighbourhood Zone) Notified – HRZ (High Density Residential Zone) Requested – Unspecified	IHP recommendation is MRZ to apply with North Halswell ODP area. Done	
221 – Cynthia Snelson	North Halswell town centre	Operative – RNN (Residential New Neighbourhood Zone) Notified – HRZ (High Density Residential Zone) Requested – Unspecified	IHP recommendation is for MRZ to apply with North Halswell ODP area. Done	
74 – Tony Rider	Bush Inn/ Church Corner area	Operative – RS / RSDT (Residential Suburban Zone / Residential Suburban Density Transition Zone)	IHP recommendation is reduce intensification around Bush	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
		<p>Notified – HRZ (High Density Residential Zone) Requested – Unspecified</p>	<p>Inn/ Church Corner Area. Addressed in response to Part 3 recommendations.</p>	
<p>158 – Susan Thomas</p>	<p>Dallington</p>	<p>Operative – RS / RMD (Residential Suburban Zone / Residential Medium Density Zone) Notified – HRZ (High Density Residential Zone) Requested – Unspecified</p>	<p>IHP recommendation is for HRZ not to apply to Dallington. Addressed in response to Part 3 recommendations.</p>	
<p>160 – Simon Smith</p>	<p>Eastern portion of Strowan bound by Watford Street (West), Normans Road (South), Papapui Road (East) and Bligh's Road (North)</p>	<p>Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone – except 399 Papanui Road (MRZ)) Requested – Unspecified</p>	<p>IHP recommendation is for HRZ not to apply to the Eastern Portion of Strowan. Addressed in response to Part 3 recommendations.</p>	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
692 – David Murison	Eastern portion of Strowan bound by Watford Street (West), Normans Road (South), Papapui Road (East) and Bligh's Road (North)	<p>Operative – RS (Residential Suburban Zone)</p> <p>Notified – HRZ (High Density Residential Zone – except 399 Papanui Road (MRZ))</p> <p>Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP recommendation is for MRZ to apply to the area of Strowan, particularly those blocks in the vicinity of St Andrews College.</p> <p>Addressed in response to Part 3 recommendations.</p>	
693 – Henri Murison	Eastern portion of Strowan bound by Watford Street (West), Normans Road (South), Papapui Road (East) and Bligh's Road (North)	<p>Operative – RS (Residential Suburban Zone)</p> <p>Notified – HRZ (High Density Residential Zone – except 399 Papanui Road (MRZ))</p> <p>Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP recommendation is for MRZ to apply to the area of Strowan, particularly those blocks in the vicinity of St Andrews College.</p> <p>Addressed in response to Part 3 recommendations.</p>	

Appendix 3 – Rezoning Requests

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

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
	<p>sites located along/facing Riccarton Road</p> <p>Guest Accommodation block - chateau on the Park</p> <p>old Saleyards site - 25 Deans Avenue</p>	<p>Guest Accommodation block - RGA</p> <p>old Saleyards site – RMD</p> <p>Notified – North: Matai St East; West: Deans Ave; South: Moorhouse Ave; East: Railway line - HRZ</p> <p>sites located along/facing Riccarton Road - MRZ / HRZ</p> <p>Guest Accommodation block - RGA</p> <p>old Saleyards site – HRZ</p> <p>Requested – North: Matai St East; West: Deans Ave; South: Moorhouse Ave; East: Railway line - Unspecified</p> <p>sites located along/facing Riccarton Road - HRZ</p> <p>Guest Accommodation block - HRZ</p>	<p>Part 3 recommendations.</p>	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
		old Saleyards site - HRZ		
40 – Steven & Diana Marshall	Helmores Lane/ Desmond Street/ Rhodes St (from Helmores to Rossall)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative RS area is rezoned to MRZ. Addressed in response to Part 3 recommendations.	
62 – Thomas Calder	Helmores Lane/ Desmond Street/ Rhodes St (from Helmores to Rossall)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative RS area is rezoned to MRZ. Addressed in response to Part 3 recommendations.	
77 – Richard McLaughlin	Watford Street, Normans Road, Halton Street and Hawthorne Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone)	IHP recommends that operative RS area is rezoned to MRZ.	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
		Requested – MRZ (Medium Density Residential Zone)	Addressed in response to Part 3 recommendations.	
86 – Melissa and Scott Alman	Helmores Lane/ Desmond Street/ Rhodes St (from Helmores to Rossall)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative RS area is rezoned to MRZ. Addressed in response to Part 3 recommendations.	
90 – Blair McCarthy	Along Papanui Road north from the Merivale commercial centre to Heaton Street/Innes Road and south from the Papanui commercial centre to Blighs Road. The area in between, particularly around St Andrews College and east of Watford Street	Operative – RS / RSdT (Residential Suburban Zone / Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSdT / RS area is rezoned to MRZ. Addressed in response to Part 3 recommendations.	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
95 – Tom Gilbert	Along Papanui Road	Operative – RS / RSDT (Residential Suburban Zone / Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
106 – Karyn Butler	Area stretching from Papanui Road to Watford Street	Operative – RS / RSDT (Residential Suburban Zone / Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
111 – Andrew Butler	Area stretching from Papanui Road to Watford Street	Operative – RS / RSDT (Residential Suburban Zone / Residential	IHP accepts in-part, recommends that operative	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
		Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
119 – Tracey Strack	Helmores Lane, Desmond Street and Rhodes Street to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
120 – Sandra Caldwell	Paparoa Street	Operative – RS / RSDT (Residential Suburban Zone / Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ.	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
		<p>Requested – MRZ (Medium Density Residential Zone)</p>	<p>Addressed in response to Part 3 recommendations.</p>	
<p>152 – Defyd Williams for Papanui Heritage Group</p>	<p>St James Avenue, Windermere Road, Gambia Street, Dormer Street, Perry Street, Halton Street, Paparoa Street, Rayburn Avenue and Tomes Road.</p>	<p>Operative – RS / RSDT (Residential Suburban Zone / Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ.</p> <p>Addressed in response to Part 3 recommendations.</p>	
<p>164 – James and Adriana Baddeley</p>	<p>Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)</p>	<p>Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ.</p> <p>Addressed in response to Part 3 recommendations.</p>	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
165 – Catherine & Peter Baddeley	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
185 – Nick Dore	Block of land bounded by Papanui Road, Normans Road, Watford St and Blighs Road (Planning Map 24)	Operative – RS / RSDT (Residential Suburban Zone / Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
255 – William Bennett	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS	

Appendix 3 – Rezoning Requests

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

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
	Street (to Rossall Street)	Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
502 – Kyri Kotzikas	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	I IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
530 – Chris Wilison	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ.	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
			<p>Addressed in response to Part 3 recommendations.</p>	
<p>355 – Elisabeth Stevens</p>	<p>Hawthorne Street</p>	<p>Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative RSDT / RS area is rezoned to MRZ.</p> <p>Addressed in response to Part 3 recommendations.</p>	
<p>423 – Mark Aneil</p>	<p>Pitt Place, St Albans</p>	<p>Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – Unspecified</p>	<p>IHP recommends that operative RSDT / RS area is rezoned to MRZ.</p> <p>Addressed in response to Part 3 recommendations.</p>	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
494 – Ann Kennedy	Paparoa Street and Perry Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
561 – Deidre Rance	Strowan area	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – Unspecified	IHP recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
584 – Claudia M Staudt	21 Helmores Lane, and surrounding area bounded by, Holmwood Road, Rossall Street, Hagley Park and Fendalton Road	Operative – RS / RMD (Residential Suburban Zone / Residential Medium Density Zone) Notified – HRZ (High Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ.	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
	(Planning Map 31 and CC)	Requested – MRZ (Medium Density Residential Zone)	Addressed in response to Part 3 recommendations.	
668 – Keri Murison	Strowan area	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
687 – Hamish Ritchie	75 & 77 Rattray Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – Unspecified	IHP recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
707 – Isobel Foyle	Area around Northlands Mall	Operative – RS / RMD / RSDT (Residential Suburban Zone /	IHP recommendation is adjust	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
		Residential Medium Density Zone / Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	the boundary of HRZ closer to Northlands Mall, zoning request unspecified. Addressed in response to Part 3 recommendations.	
707 – Isobel Foyle	Paparoa Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ / RS (Residential Suburban Zone / Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
746 – Simon Fowke	Paparoa Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – Unspecified	IHP recommends that operative RSDT / RS area is re-zoned to MRZ.	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
			Addressed in response to Part 3 recommendations.	
748 – Karen Fowke	Paparoa Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – Unspecified	IHP recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
822 – Emma Lewis for Naxos Enterprises Limited and Trustees MW Limited	14 Field Terrace, Upper Riccarton Planning Map 38	Operative – RS (Residential Suburban Zone) Notified – MRZ (Medium Density Residential Zone) Requested – HRZ (High Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
830 – Catherine Gallagher	Papanui Road through the Strowan suburb	Operative – RS (Residential Suburban Zone)	IHP accepts in-part, recommends	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
		<p>Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.</p>	
831 – Anthony Gallagher	Papanui Road through the Strowan suburb	<p>Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.</p>	
838 – Georgie McLaughlin	Strowan (Halton Street, Hawthorne Street, Watford Street, Normans Road)	<p>Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to</p>	

Appendix 3 – Rezoning Requests

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

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
		<p>Requested – MRZ (Medium Density Residential Zone)</p>	<p>area is re-zoned to MRZ.</p> <p>Addressed in response to Part 3 recommendations.</p>	
<p>869 – Dawn E Smithson</p>	<p>Blocks of Strowan from Normans Road to Blighs</p>	<p>Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ.</p> <p>Addressed in response to Part 3 recommendations.</p>	
<p>888 – David Smithson</p>	<p>Blocks of Strowan from Normans Road to Blighs</p>	<p>Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ.</p> <p>Addressed in response to Part 3</p>	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
			recommendations.	
890 – Graham William Hill	Strowan, particularly 85 Normans Road.	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is rezoned to MRZ. Addressed in response to Part 3 recommendations.	
891 – Alan John David Gillies	Residential blocks from Normans to Blighs Road	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is rezoned to MRZ. Addressed in response to Part 3 recommendations.	
894 – Jacq Woods	Blocks west of Papanui Road from Normans Road to Blighs	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
	Road, along Watson Road.	Requested – MRZ (Medium Density Residential Zone)	area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
895 – Tim Priddy	Blocks in the Strowan area, west of Papanui Road, from Normans Road to Blighs Road	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
901 – John Hudson	Watford Street	Operative – RS (Residential Suburban Zone) Notified – HRZ / MRZ (High Density Residential Zone / Medium Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
			recommendations.	
901 – John Hudson	Watford Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is rezoned to MRZ. Addressed in response to Part 3 recommendations.	
901 – John Hudson	Watford Street	Operative – RS (Residential Suburban Zone) Notified – HRZ / MRZ (High Density Residential Zone / Medium Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is rezoned to MRZ. Addressed in response to Part 3 recommendations.	
215 – Graham Thomas Blackett	The area of St Albans north of Bealey Avenue and south of Edgware Road	Operative – RMD / RSDT (Residential Medium Density Zone / Residential Suburban Density Transition Zone)	IHP recommends that operative RSDT / RS	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
		<p>Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.</p>	
286 – Millie Silvester	West side of Paparoa Street	<p>Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.</p>	
285 – Michael Skinner	Perry Street and Rayburn Avenue in Papanui	<p>Operative – RS / RMD (Residential Suburban Zone / Residential Medium Density Zone) Notified – HRZ (High Density Residential Zone) Requested – Unspecified</p>	<p>IHP recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.</p>	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
376 – Colin Gregg	That Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative RSDT / RS area is rezoned to MRZ. Addressed in response to Part 3 recommendations.	
400 – Rebecca McCullough	Richmond	Operative – RMD / RSDT / RS Notified – MRZ and HRZ Requested – Not HRZ	IHP recommends that operative RMD / RSDT / RS area is rezoned to MRZ. Addressed in response to Part 3 recommendations.	
879 – Rutherford Family Trust [Carlin Rutherford]	2 Crest Lane, Mt Pleasant. Planning Map: 48 & 47	Operative – RS (Residential Suburban Zone) Notified – FUZ with Residential Hills Precinct Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative zoning and overlays are retained. Addressed as part of RH	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
			recommendations.	
903 – Danne Mora Limited	North Halswell commercial centre & surrounds. Planning Map: 45 & 44	Operative – CC, RNN / RS Notified – TCZ with 400m walking catchment used to apply HRZ in surrounds. Requested – Expanded TCZ [Woolworths - #740] with 600m walking catchment used to apply HRZ in surrounds.	IHP recommends that centre is TCZ and area surrounding within the Outline Development Plan area for North Halswell is MRZ. Seeking clarification regarding MRZ extent.	
916 – Milns Park Limited [Andrew Mactier]	North Halswell commercial centre & surrounds. Planning Map: 45 & 44	Operative – CC, RNN / RS Notified – TCZ with 400m walking catchment used to apply HRZ in surrounds. Requested – Expanded TCZ [Woolworths - #740] with 600m walking catchment used to apply HRZ in surrounds.	IHP recommends that centre is TCZ and area surrounding within the Outline Development Plan area for North Halswell is MRZ. Seeking clarification	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
			regarding MRZ extent.	
257 – Cashmere Land Developments Limited	Cashmere and Worsleys Development Plan area – 235 Worsleys Road (Lot 525 DP 515978) and 245 Worsleys Road (Lot 524 DP 515978). Planning Map: 50	Operative – RS / RH Notified – FUZ Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative zoning and overlays are retained. Addressed as part of RH recommendations.	
255 – William Bennett	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative RS area is rezoned to MRZ.	
698 – Ann-Mary & Andrew Benton	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is rezoned to MRZ. Addressed in response to Part 3	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
			recommendations.	
272 – Caitriona Cameron	Ratray Street	Operative – RSDT (Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP Clarification sought (as per Appendix 1).	See Appendix 1
797 – Zsuzsanna Hajnal	Residential Suburban area of Keyes Road	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA. Addressed as part of TRMA and CHMA response.	
796 – Justin Woods	Residential Suburban area of Keyes Road	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendati	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
			<p>ons on TRMA and CHMA.</p> <p>Addressed as part of TRMA and CHMA response.</p>	
802 – Anita Moir	Residential Suburban area of Keyes Road	<p>Operative – RS (Residential Suburban Zone)</p> <p>Notified – RS (Residential Suburban Zone)</p> <p>Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA.</p> <p>Addressed as part of TRMA and CHMA response.</p>	
801 – Jean Turner	Residential Suburban area of Keyes Road	<p>Operative – RS (Residential Suburban Zone)</p> <p>Notified – RS (Residential Suburban Zone)</p> <p>Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA.</p>	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
			<p>Addressed as part of TRMA and CHMA response.</p>	
<p>797 – Zsuzsanna Hajnal</p>	<p>Approximately 100 Wainoni Road to approximately 300 Wainoni Road (and further afield)</p>	<p>Operative – RS / CL (Residential Suburban Zone / Commercial Local Zone) Notified – RS / NCZ (Residential Suburban Zone / Neighbourhood Centre Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA.</p> <p>Addressed as part of TRMA and CHMA response.</p>	
<p>802 – Anita Moir</p>	<p>RS zoned land from 135 to 185 Wainoni Road (and further afield)</p>	<p>Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA.</p> <p>Addressed as part of TRMA</p>	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
			and CHMA response.	
802 – Anita Moir	RS zoned land from 157 to 193 Wainoni Road (and further afield)	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA. Addressed as part of TRMA and CHMA response.	
530 – Chris Wilison	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
795 – Andrew Stevenson	RS zoned land from 135 to 185	Operative – RS (Residential Suburban Zone)	IHP Clarification	See Appendix 1

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Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
	Wainoni Road and beyond	Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	sought (as per Appendix 1).	
795 – Andrew Stevenson	RS zoned land from 157 to 193 Wainoni Road, including the surrounding region	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP Clarification sought (as per Appendix 1).	See Appendix 1
430 – Tracey Berry	Avonhead area including Westall Lane	Operative – RS / RuUF (Residential Suburban Zone / Rural Urban Fringe Zone) Notified – RS / RuUF (Residential Suburban Zone / Rural Urban Fringe Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, rezoning RS section to MRZ. Done	
701 – Ian McChesney	Rattray Street	Operative – RSDT (Residential Suburban Density Transition Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP Clarification sought (as per Appendix 1).	See Appendix 1

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
891 – Alan John David Gillies	HRZ area from Normans Road to Blighs Road	<p>Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone – except 399 Papanui Rd (MRZ)) Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ.</p> <p>Addressed in response to Part 3 recommendations.</p>	
165 – Catherine & Peter Baddeley	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	<p>Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ.</p> <p>Addressed in response to Part 3 recommendations.</p>	
681 – Andrew McCarthy	Entire existing Residential Hills Zone	<p>Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone)</p>	<p>IHP recommends that operative zoning and overlays are retained.</p>	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
		Requested – MRZ (Medium Density Residential Zone)	Addressed as part of RH recommendations.	
869 – Dawn E Smithson	HRZ area from Normans Road to Blighs Road	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone – except 399 Papanui Rd (MRZ)) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
77 – Richard McLaughlin	Area surrounded by Watford Street, Normans Road, Halton Street, and Hawthorne Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
111 – Andrew Butler	HRZ area parallel to Papanui Road up to Strowan	Operative – RS (Residential Suburban Zone)	IHP accepts in-part, recommends	

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Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
		<p>Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.</p>	
86 – Melissa and Scott Alman	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	<p>Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.</p>	
668 – Keri Murison	Strowan area	<p>Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to</p>	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
			Part 3 recommendations.	
62 – Thomas Calder	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
737 – Christian Jordan	Apply MDRS zone across all areas of the City.	Operative – N/A Notified – N/A Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
901 – John Hudson	HRZ zoned properties along Watford Street, Papanui	Operative – RS (Residential Suburban Zone)	IHP accepts in-part, recommends that operative	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
		<p>Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>RSDT / RS area is re-zoned to MRZ.</p> <p>Addressed in response to Part 3 recommendations.</p>	
<p>40 – Steven & Diana Marshall</p>	<p>Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)</p>	<p>Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ.</p> <p>Addressed in response to Part 3 recommendations.</p>	
<p>665 – Lawrence & Denise May</p>	<p>Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)</p>	<p>Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ.</p> <p>Addressed in response to Part 3</p>	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
			recommendations.	
381 – Kate Gregg	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is rezoned to MRZ. Addressed in response to Part 3 recommendations.	
90 – Blair McCarthy	HRZ area east of Watford Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone – except 399 Papanui Rd (MRZ)) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is rezoned to MRZ. Addressed in response to Part 3 recommendations.	
185 – Nick Dore	HRZ land bounded by Papanui Road, Normans Road,	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
	Watford St and Blighs Road	– except 399 Papanui Rd (MRZ) Requested – MRZ (Medium Density Residential Zone)	area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
502 – Kyri Kotzikas	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
822 – Emma Lewis for Naxos Enterprises Limited and Trustees MW Limited	14 Field Terrace, Upper Riccarton	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP recommendation is to apply MRZ as previously detailed. Addressed in response to Part 3 recommendations.	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
894 – Jacq Woods	West of Papanui Road from Normans Road to Blighs Road, along Watford Street	<p>Operative – RS (Residential Suburban Zone)</p> <p>Notified – HRZ (High Density Residential Zone – except 399 Papanui Rd (MRZ))</p> <p>Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ.</p> <p>Addressed in response to Part 3 recommendations.</p>	
852 – Jo Appleyard for Christchurch International Airport Limited (CIAL)	ANIA extent	<p>Operative – N/A</p> <p>Notified – N/A</p> <p>Requested – Retain the operative District Plan residential zones beneath the contours, rather than apply the MRZ and HRZ.</p>	<p>IHP recommendation is to apply MRZ and HRZ in accordance with Part 3 and 4 recommendations.</p> <p>Done</p>	
32 – Guy Mortlock	Block bounded by Creyke Road, Ilam Road, Wilfrid Street and Barlow Street	<p>Operative – RS / RSDT (Residential Suburban Zone / Residential Suburban density Transition Zone)</p> <p>Notified – RS / RSDT (Residential Suburban Zone / Residential</p>	<p>IHP Clarification sought (as per Appendix 1).</p>	See Appendix 1

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
		Suburban density Transition Zone) Requested – MRZ or RSDT (Medium Density Residential Zone or Residential Suburban density Transition Zone)		
286 – Millie Silvester	West side of Paparoa Street	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
381 – Kate Gregg	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	

Appendix 3 – Rezoning Requests

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

Appendix 3 – Rezoning Requests

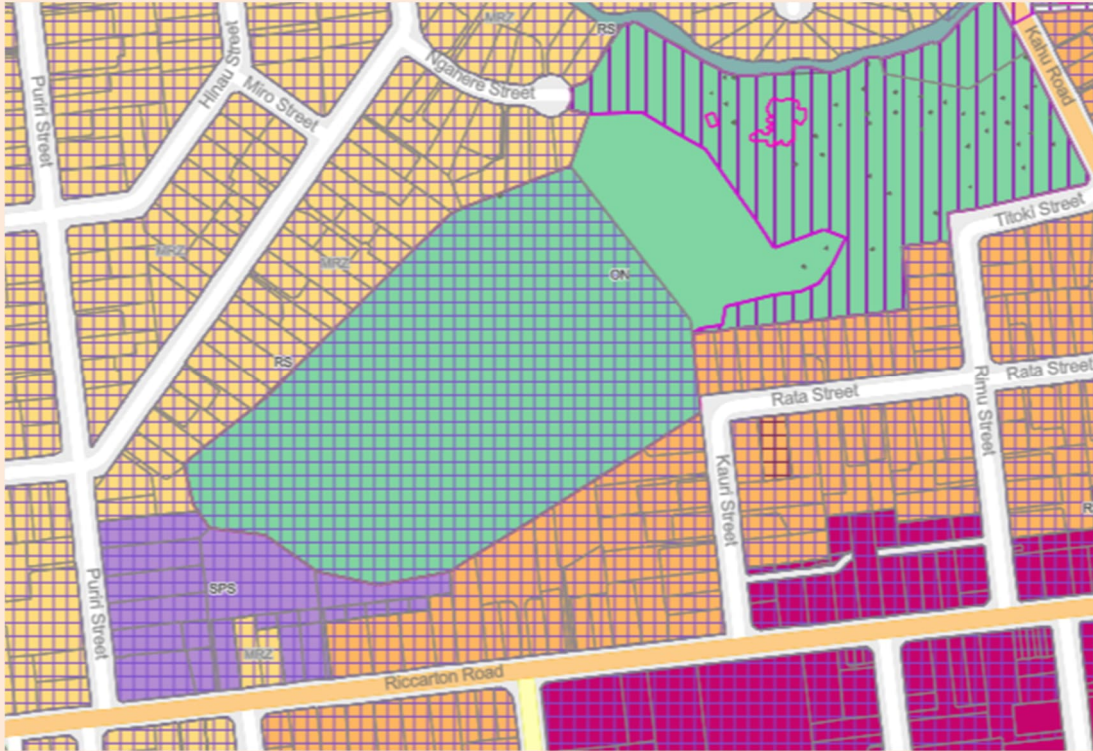
Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
		<p>Requested – MRZ (Medium Density Residential Zone)</p>	<p>area is re-zoned to MRZ.</p> <p>Addressed in response to Part 3 recommendations.</p>	
<p>119 – Tracey Strack</p>	<p>Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)</p>	<p>Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ.</p> <p>Addressed in response to Part 3 recommendations.</p>	
<p>164 – James and Adriana Baddeley</p>	<p>Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)</p>	<p>Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ.</p> <p>Addressed in response to Part 3</p>	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
			recommendations.	
376 – Colin Gregg	Helmores Lane, Desmond Street and Rhodes Street (to Rossall Street)	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative RSDT / RS area is rezoned to MRZ. Addressed in response to Part 3 recommendations.	
888 – David Smithson	HRZ land east of Strowan from Normans Road to Blighs Road	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone – except 399 Papanui Rd (MRZ)) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is rezoned to MRZ. Addressed in response to Part 3 recommendations.	
172 – Traci Mendiola	8 Gilders Grove, Heathcote	Operative – RuUF / RH (Rural Urban Fringe Zone / Residential Hills Zone) Notified – RuUF / RH (Rural Urban Fringe Zone / Residential Hills Zone)	IHP Clarification sought (as per Appendix 1).	See Appendix 1

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
		Requested – MRZ (Medium Density Residential Zone)		
895 – Tim Priddy	HRZ land west of Papanui Road from Normans Road to Blighs Road	Operative – RS (Residential Suburban Zone) Notified – HRZ (High Density Residential Zone – except 399 Papanui Rd (MRZ)) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is re-zoned to MRZ. Addressed in response to Part 3 recommendations.	
138 – Mathias Roehring	The block between Tauwi Crescent and Ranui Street	Operative – RS (Residential Suburban Zone) Notified – RS / MRZ (Residential Suburban Zone / Medium Density Residential Zone) Requested – RS or MRZ (Residential Suburban Zone or Medium Density Residential Zone)	IHP recommends that operative RS zones should be MRZ, unless otherwise specified in Part 3 or QM response. Done.	
351 – Jono de Wit	The area north of Riccarton Road and west of Straven Road	Operative – RS (Residential Suburban Zone) Notified – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS	The Panel notes that the MRZ is recommended to apply on the western side of Riccarton Bush further to the west, with the HRZ recommended to apply around Riccarton Bush and along Riccarton Road as far west as Puriri Street.

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
		<p>Requested – HRZ (High Density Residential Zone)</p>	<p>area is re-zoned to MRZ.</p> <p>Addressed in response to Part 3 recommendations.</p>	
<p>475 – Rachel Sanders</p>	<p>Mount Pleasant</p>	<p>Operative – N/A Notified – RH / RS (Residential Hills Zone / Residential Suburban Zone) Requested – RH (Residential Hills Zone)</p>	<p>IHP recommendation is to apply RH / RS as MRZ, unless otherwise specified in Part 3 or QM response.</p>	

Appendix 3 – Rezoning Requests

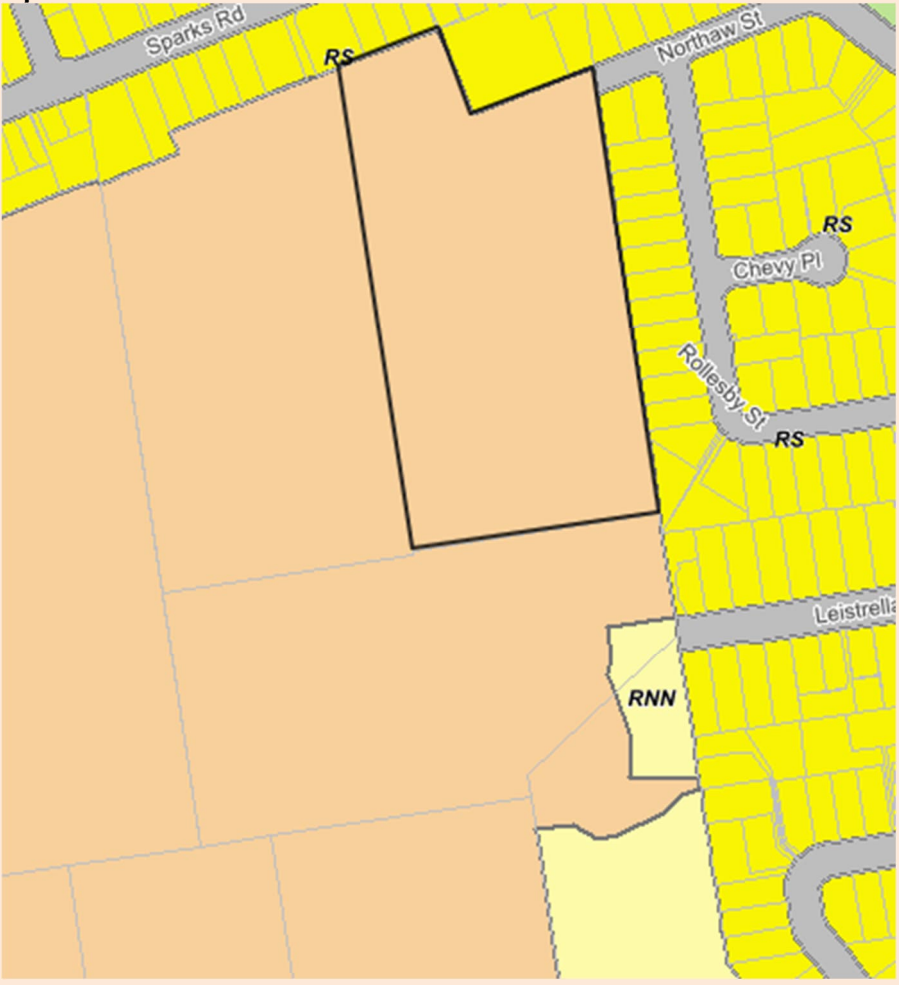
Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
			Done.	
475 – Rachel Sanders	Mount Pleasant	Operative – N/A Notified – RH / RS (Residential Hills Zone / Residential Suburban Zone) Requested – RH (Residential Hills Zone)	IHP recommendation is to apply RH / RS as MRZ, unless otherwise specified in Part 3 or QM response. Done.	
475 – Rachel Sanders	Mount Pleasant	Operative – N/A Notified – RH / RS (Residential Hills Zone / Residential Suburban Zone) Requested – RH (Residential Hills Zone)	IHP recommendation is to apply RH / RS as MRZ, unless otherwise specified in Part 3 or QM response. Done.	
475 – Rachel Sanders	Mount Pleasant	Operative – N/A Notified – RH / RS (Residential Hills Zone / Residential Suburban Zone) Requested – RH (Residential Hills Zone)	IHP recommendation is to apply RH / RS as MRZ, unless otherwise specified in Part 3 or QM response.	

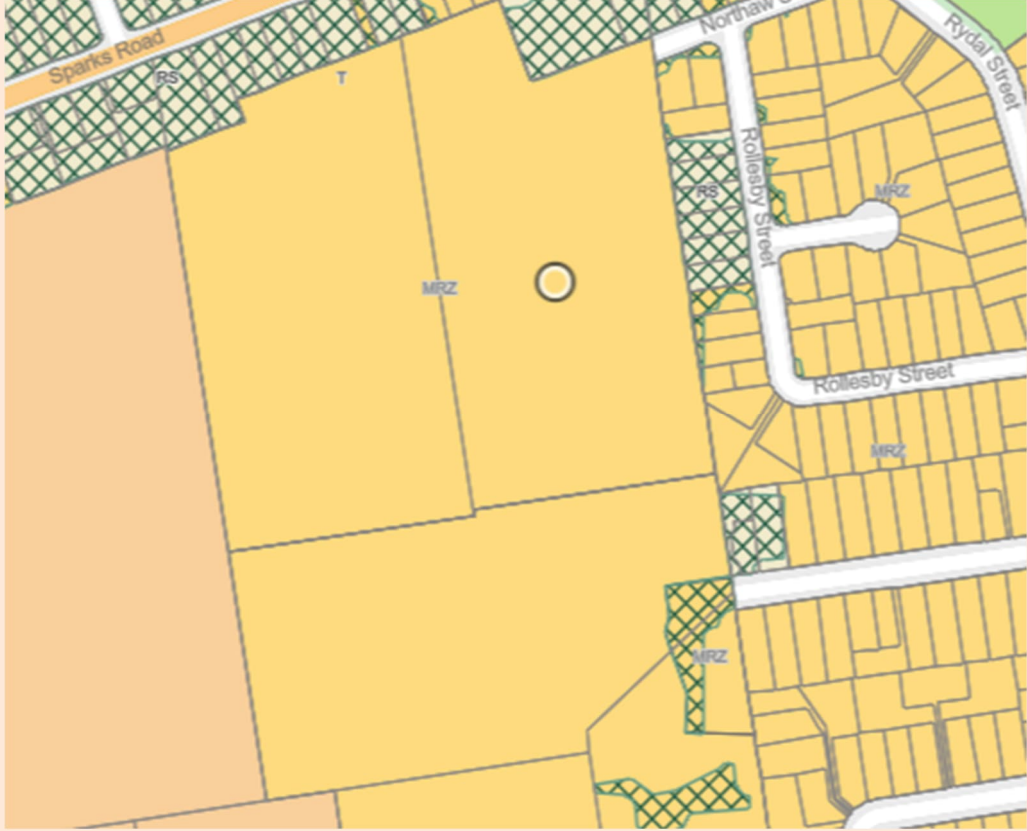
Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
			Done.	
475 – Rachel Sanders	Mount Pleasant	Operative – N/A Notified – RH / RS (Residential Hills Zone / Residential Suburban Zone) Requested – RH (Residential Hills Zone)	IHP recommendation is to apply RH / RS as MRZ, unless otherwise specified in Part 3 or QM response. Done.	
190 – Ross Boswell	The block bounded by Riccarton Rd, Harakeke St, Kilmarnock St and the railway line	Operative – RSdT / RMD (Residential Suburban Density Transition Zone / Residential Medium Density Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP Clarification sought (as per Appendix 1).	See Appendix 1
1061 – Elizabeth Harris	31 Cashel Street and surrounding sites	Operative – RS (Residential Central City Zone) Notified – MRZ (Medium Density Residential Zone) Requested – HRZ (High Density Residential Zone)	IHP recommends that operative RCC area is re-zoned to HRZ. Done.	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
355 – Elisabeth Stevens	Hawthorne Street, Papanui	Operative – RS (Residential Suburban Zone) Notified – HRZ / RS (High Density Residential Zone (71 Hawthorn Street) / Residential Suburban Zone (All other properties)) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative RSDT / RS area is rezoned to MRZ. Addressed in response to Part 3 recommendations.	
593 – Holly Luzak for Cashmere Park Ltd, Hartward Investment Trust and Robert Brown	Hendersons Basin	Operative – Site not stated Notified – Site not stated Requested – MRZ (Medium Density Residential Zone)	IHP recommends that site in Hendersons Basin ODP area is rezoned to MRZ. Done.	It appears that Council have inadvertently rezoned RuUF as MRZ as per the snips below

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
				<p>Operative District Plan</p> 

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
				<p data-bbox="1061 316 1406 347">Recommendation Mapping</p>  <p data-bbox="1061 1209 2152 1337">The Panel notes that parts of the land subject to this submission that are zoned RuUF in the Operative District Plan have incorrectly been rezoned as MRZ. The Panel found that the RuUF is not a ‘relevant residential zone’ the MRZ rezoning is only applicable to land zoned RNN in the Operative District Plan.</p>

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
412 – Luke Gane	8 Bletsoe Avenue.	Operative – RS (Residential Suburban Density Transition Zone) Notified – MRZ (Medium Density Residential Zone) / Local Centre Intensification Precinct Requested – Remove Local Centre Intensification Precinct, retain as MRZ (Medium Density Residential Zone) only	IHP recommends that operative RSDT area is re-zoned to MRZ, LCIP removed. Addressed in response to Part 3 recommendations.	
153 – Susan Peake	Papanui Living Streets (including Grants Road, Gambia, Mary, Proctor, Frank, Wyndham, Loftus and Horner Streets)	Operative – RMD (Residential Medium Density Zone) Notified – HRZ (High Density Residential Zone) Requested – MRZ (Medium Density Residential Zone)	IHP Clarification sought (as per Appendix 1).	See Appendix 1
294 – Chessa Crow	New Brighton area	Operative – RSDT / RS (Residential Suburban Density Transition Zone / Residential Suburban Zone) Notified – MRZ (Medium Density Residential Zone) Requested – RSDT (Residential Suburban Density Transition Zone)	IHP recommendation is to apply MRZ as previously detailed. Addressed as part of TRMA and CHMA response.	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
226 – Graeme McNicholl	Addington, Sydenham and Phillipstown	<p>Operative – IG / RMD / CC (Industrial General Zone / Residential Medium Density Zone / Central City Zone)</p> <p>Notified – MUZ / MRZ / HRZ / LCZ (Mixed Use Zone / Medium Density Residential Zone / High Density Residential Zone / Local Centre Zone)</p> <p>Requested – MUZ (Mixed Use Zone)</p>	<p>IHP recommendation is to apply zoning as per Part 3 recommendations.</p> <p>Addressed in response to Part 3 recommendations.</p>	
676 – Jack Gibbons	Airport Noise Influence Area	<p>Operative – N/A</p> <p>Notified – N/A</p> <p>Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP recommends that MRZ area is extended across the proposed Airport Noise Influence Area.</p> <p>Done.</p>	
439 – Jeff Vesey	Residential Zone properties in Avonhead/Illam under the Airport Noise Influence Area	<p>Operative – RS (Residential Suburban Zone)</p> <p>Notified – RS (Residential Suburban Zone)</p> <p>Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP recommends that operative RS area is rezoned to MRZ.</p> <p>Done.</p>	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
220 – Martin Snelson	Area north of Halswell that have already been developed	Operative – RNN (Residential New Neighbourhood Zone) Notified – MRZ / HRZ (Medium Density Residential Zone / High Density Residential Zone) Requested – RNN (Residential New Neighbourhood Zone)	IHP recommends that operative RNN area to be zoned MRZ. Done, however further clarifications on Policy 3 extent sought.	
221 – Cynthia Snelson	Area north of Halswell that have already been developed	Operative – RNN (Residential New Neighbourhood Zone) Notified – MRZ / HRZ (Medium Density Residential Zone / High Density Residential Zone) Requested – RNN (Residential New Neighbourhood Zone)	IHP recommends that operative RNN area to be zoned MRZ. Done, however further clarifications on Policy 3 extent sought.	See Appendix 1
495 – Janice Hitchon	Ashfield Place, Maidstone Road	Operative – RSDT / RS (Residential Suburban Density transition Zone / Residential Suburban Zone) Notified – RSDT / MRZ (Residential Suburban Density Transition Zone / Medium Density	IHP recommendation is to apply MRZ as previously detailed. Done.	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
		Residential Zone / High Density Residential Zone) Requested – RSDT / RS (Residential Suburban Density transition Zone / Residential Suburban Zone)		
419 – James Thomas	Residential Hills zone (Residential Hills Precinct)	Operative – RH (Residential Hills Zone) Notified – RH / RS (Residential Hills Zone / Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative zoning and overlays are retained, otherwise MRZ is recommended Addressed as part of RH recommendations.	
789 – Eric Woods	RS-zoned land at Keyes Road, New Brighton	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA.	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
			<p>Addressed as part of TRMA and CHMA response.</p>	
795 – Andrew Stevenson	157 to 193 Wainoni Road, including the surrounding region	<p>Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA.</p> <p>Addressed as part of TRMA and CHMA response.</p>	
795 – Andrew Stevenson	Residential Suburban area of Keyes Road	<p>Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)</p>	<p>IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA.</p> <p>Addressed as part of TRMA</p>	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
			and CHMA response.	
796 – Justin Woods	Residential Suburban area of Keyes Road	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA. Addressed as part of TRMA and CHMA response.	
797 – Zsuzsanna Hajnal	Residential Suburban area of Keyes Road	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA. Addressed as part of TRMA and CHMA response.	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
800 – Ramon Gelonch Roca	Residential Suburban area of Keyes Road	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA. Addressed as part of TRMA and CHMA response.	
802 – Anita Moir	Residential Suburban area of Keyes Road	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP accepts in-part, recommends that operative zoning is retained in line with recommendations on TRMA and CHMA. Addressed as part of TRMA and CHMA response.	
277 – Eriki Tamihana	Various sites	Operative – N/A Notified – N/A	IHP recommendation is to apply	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
		<p>Requested – [Reduce extent of existing zones: Residential Hills and Residential Suburban in the hill suburbs/Westmorland, Residential Suburban in Hoon Hay, Hei Hei, Ilam, Avonhead, Casebrook, Belfast, Mairehau/St Albans, Westhaven, Parklands, Burwood and Heathcote.]</p>	<p>zoning as previously detailed.</p> <p>Done.</p>	
<p>860 – Sally & Declan Bransfield</p>	<p>RS-zoned land around Riccarton Bush as notified</p>	<p>Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – RS (Residential Suburban Zone)</p>	<p>IHP recommendation is to reject, with MRZ and HRZ applying in accordance with other recommendations.</p> <p>Addressed in response to Part 3 recommendations.</p>	
<p>902 – Helen Broughton for Waipuna</p>	<p>All sites within the Riccarton Bush Interface Area and on Matai Street</p>	<p>Operative – RS (Residential Suburban Zone) Notified – MRZ (Medium Density Residential Zone)</p>	<p>IHP recommendation is to reject, with MRZ and HRZ applying</p>	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
Halswell-Hornby-Riccarton Community Board		Requested – RS (Residential Suburban Zone)	in accordance with other recommendations. Addressed in response to Part 3 recommendations.	
916 – Julie Comfort for Milns Park Limited	51 Milns Road (Lot 600 DP 579587)	Operative – RNN (Residential New Neighbourhood Zone) Notified – FUZ (Future Urban Zone) Requested – FUZ (Future Urban Zone)	IHP recommendation is to rezone all RNN to MRZ or HRZ, in accordance with Part 3 recommendations. Addressed in response to Part 3 recommendations.	
852 – Jo Appleyard for Christchurch International Airport	Not stated	Operative – N/A Notified – N/A Requested – Amend the planning maps to remove Residential New Neighbourhood zoning and rename to Residential Suburban or Residential	IHP recommendation is to rezone all RNN to MRZ or HRZ, in accordance with Part 3 and 4	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
Limited (CIAL)		Suburban Density Transition zone.	IHP recommendation. Done.	
704 – Alex Booker for WDL Enterprises Limited and Birchs Village Limited	RNN-zoned land subject of Proposed Appendix 8.10.23 East Papanui Outline Development Plan	Operative – RNN (Residential New Neighbourhood Zone) Notified – FUZ (Future Urban Zone) Requested – FUZ (Future Urban Zone)	IHP recommendation is to rezone all RNN to MRZ or HRZ, in accordance with Part 3 and 4 recommendations. Done.	
705 – Alex Booker for Foodstuffs	159 Main North Road (Planning Map 24)	Operative – IG / CL / RS (Industrial General Zone / Commercial Local Zone / Residential Suburban Zone) Notified – NCZ / IG / MRZ (Neighbourhood Centre Zone / Industrial General / Medium Density Residential Zone) Requested – LCZ (Local Centre Zone)	IHP recommends acceptance and 149 Main North Road is re-zoned to LCZ. Done.	See Appendix 2
54 – Shirley van Essen	34, 36A and 38 Kahu Road	Operative – RS (Residential Suburban Zone) Notified – MRZ (Medium Density Residential Zone)	IHP recommendation is to apply MRZ as	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
		Requested – Airport Noise Contour inclusion	previously detailed. Done.	
439 – Jeff Vesey	Avonhead / Ilam	Operative – N/A Notified – N/A Requested – The area proposed to be Residential Suburban Zone under the Airport Noise Influence Area in Avonhead / Ilam be zoned Medium Density Residential Zone	IHP recommends that the area under the Airport Noise Influence Area be zoned MRZ or HRZ. Done.	
508 – Michael Case S42A author: Ian Bayliss	60 Croziers Road and 340 Cranford Street, Mairehau	Operative – RNN (Residential New Neighbourhood Zone) Notified – MRZ / FUZ (Medium Density Residential Zone / Future Urban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative RNN is re-zoned to MRZ. Done.	
151 – Defyd Williams for Papanui Heritage Group on behalf of Papanui	HRZ land on St James Avenue, Dormer, Perry Street, Gambia Street, Halton Street, Tomes Road, and one side of Windermere Road	Operative – St James Avenue - RS/RSDT Dormer Street - RS Perry Street - RS Gambia Street - RMD	IHP recommendation is to reject with MRZ or HRZ applying in accordance with Part 3 and 4	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
Heritage Group		Halton Street - RS Tomes Road - RS Windermere Road - RS Notified – St James Avenue, Dormer Street, Perry Street, Gambia Street - HRZ Halton Street - MRZ Tomes Road - MRZ/ HRZ Windermere Road - HRZ on one side (MRZ on the other side) Requested – Not stated	recommendations. Done.	
242 – Sandamali Ambepitiya for Property Council New Zealand	Areas immediately surrounding the central city.	Operative – RCC (Residential Central City Zone) Notified – HRZ (High Density Residential Zone – 6 storey precinct and 10-storey HRZ area) Requested – HRZ (High Density Residential Zone – 10-storey)	IHP Clarification sought (as per Appendix 1).	See Appendix 1 Correction to Appendix H, Table 2 submission to be ‘accepted in part’.
905 – Declan Bransfield	Area around Riccarton Bush	Operative – RS / RMD (Residential Suburban Zone / Residential Medium Density Zone)	IHP recommendation is to reject and zone MRZ	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
		<p>Notified – RS / MRZ (Residential Suburban Zone / Medium Density Residential Zone) Requested – HRZ (High Density Residential Zone)</p>	<p>or HRZ in accordance with Part 3 and 4 recommendations. Done.</p>	
1042 – Mark Enfield	HRZ land on Bampton Street, Dallington	<p>Operative – RS / RMD (Residential Suburban Zone / Residential Medium Density Zone) Notified – HRZ (High Density Residential Zone) Requested – HRZ (High Density Residential Zone)</p>	<p>IHP recommendation is to apply HRZ as previously detailed. Addressed in response to Part 3 recommendations.</p>	
809 – Anita Collie for Scenic Hotel Group Limited	88 Papanui Road 96 Papanui Road 19 Holly Road	<p>Operative – 88 Papanui Road - RMD with ACF Overlay 96 Papanui Road - RMD with ACF Overlay 19 Holly Road - RSDT Notified – HRZ (High Density Residential Zone) Requested – An alternative zone that provides for visitor accommodation and commercial activities</p>	<p>IHP recommendation is to apply HRZ as previously detailed, rejection of Visitor Accommodation zoning. Addressed in response to</p>	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
			Part 3 recommendations.	
36 – Alana Harper	Cashmere Hills	Operative – RH (Residential Hills Zone) Notified – MRZ (Medium Density Residential Zone) Requested – RH / FUZ (Residential Hills Zone / Future Urban Zone)	IHP recommendation is to apply MRZ as previously detailed. Done.	
851 – Robert Leonard Broughton	Kauri cluster bounded by Riccarton Bush (inc Kahu Rd and Titoki St) to the north, Kauri St to the west, the lane between the commercial and residential interface to the south, Straven Rd to the east.	Operative – RS (Residential Suburban Zone) Notified – RS / MRZ / TCZ (Residential Suburban Zone / Medium Density Residential Zone / Town Centre Zone) Requested – RS (Residential Suburban Zone)	IHP recommendation is to apply HRZ / MRZ / TCZ as previously detailed. Addressed in response to Part 3 recommendations.	
192 – Nan Xu	147A and 147B Yaldhurst Road	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – MRZ (Medium Density Residential Zone)	IHP recommends that operative RS area is rezoned to MRZ. Done.	
202 – Trevor Wilson	Parts of Hollis & Bowenvale Aves. and Lansdowne	Operative – RS / RH (Residential Suburban	IHP recommends that operative	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
	Tce including Roseneath Place	Zone / Residential Hills Zone) Notified – RS / RH (Residential Suburban Zone / Residential Hills Zone – with LPTAA) Requested – MRZ (Medium Density Residential Zone)	RS / RH area is re-zoned to MRZ. Done.	
475 – Rachel Sanders	Mount Pleasant	Operative – RH (Residential Hills Zone) Notified – RH / RS (Residential Hills Zone / Residential Suburban Zone) Requested – RH (Residential Hills Zone)	IHP recommends that operative zoning and overlays are retained, otherwise MRZ applies. Addressed as part of RH recommendations.	
121 – Cameron Matthews	Wigram	Operative – N/A Notified – N/A Requested – Wigram should qualify as a Local Centre (Medium) [and] gain commensurate permitted density within the centre and in the surrounding neighbourhood.	IHP recommends that Wigram should qualify as a Local Centre (Medium), with MRZ within 200m. Addressed in response to	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
			Part 3 recommendations.	
903 – Andrew Mactier for Danne Mora Limited	Meadowlands Exemplar Overlay	Operative – RNN (Residential New Neighbourhood Zone) Notified – HRZ (High Density Residential Zone) Requested – Remove overlay	IHP recommends the removal of the Meadowlands Exemplar Overlay. Done.	
695 – Amy Beran for Te Hapu o Ngati Wheke (Rapaki) Runanga	Lyttelton	Operative – RBP (Residential Banks Peninsula Zone) Notified – RBP (Residential Banks Peninsula Zone) Requested – RBP (Residential Banks Peninsula Zone)	IHP recommendation is to apply MRZ in Lyttelton, except where operative Character Areas are retained. Done.	<p>The Panel recommendations is that the MRZ is to apply to all relevant residential zones other than where the HRZ applies or the Panel has specifically recommended that the operative zoning is appropriate to apply, such as areas subject to the coastal hazards and tsunami.</p> <p>The Panel invites Council to identify which of the Panel recommendation(s) it is relying on to change the zoning of areas within the Character Area Overlay to the Operative District Plan zones. The Panel notes for example that for the Beckenham RCA it was zoned as RMZ in the notified PC14, retained as RMZ in the Council Reply, but is now shown as RS in the IHP Recommendation Draft Council Mapping version.</p>
188 – Tony Simons for Riccarton Bush - Kilmarnock Residents' Association	Matai Street West including Kahikatea Lane, Nikau Place, Harakeke St to the bridge, and Kereru Lane	Operative – RSDT / RMD (Residential Suburban Density Transition Zone / Residential Medium Density Zone) Notified – HRZ (High Density Residential Zone) Requested – RS (Residential Suburban Zone)	IHP recommendation is to apply HRZ as previously detailed. Done.	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
876 – Alan Ogle	RS-zoned land around Riccarton Bush	Operative – RS (Residential Suburban Zone) Notified – RS (Residential Suburban Zone) Requested – RS (Residential Suburban Zone)	IHP recommendation is to apply HRZ or MRZ as previously detailed. Done.	
244 – Harvey Armstrong	75 Alderson Avenue, Hillsborough	Operative – RuPH / RH (Rural Port Hills Zone / Residential Hills Zone) Notified – RuPH / RH (Rural Port Hills Zone / Residential Hills Zone) Requested – RH (Residential Hills Zone)	IHP recommendation is to apply RuPH / RH as previously detailed, otherwise MRZ applies. Done.	
430 – Tracey Berry	Westall Lane, Avonhead	Operative – RS / RuUF / RH (Residential Suburban Zone / Rural Urban Fringe Zone) Notified – RS / RuUF / RH (Residential Suburban Zone / Rural Urban Fringe Zone) Requested – RS / MRZ (Residential Suburban Zone / Medium Density Residential Zone)	IHP recommendation is to apply MRZ within RS areas and retain RuUF as previously detailed. Done.	

Appendix 3 – Rezoning Requests

Submitter / # / s42A Author	Location	Zone	IHP Recommendation	IHP Comment
158 – Susan Thomas	Dallington	<p>Operative – RS / SPOA (Residential Suburban Zone / Specific Purpose (Otakaro Avon River Corridor) Zone)</p> <p>Notified – RS / SPOA (Residential Suburban Zone / Specific Purpose (Otakaro Avon River Corridor) Zone – LPTA and TMA QMs)</p> <p>Requested – RS / SPOA (Residential Suburban Zone / Specific Purpose (Otakaro Avon River Corridor) Zone)</p>	<p>IHP recommendation is to apply MRZ within RS areas and SPOA as previously detailed.</p> <p>Done.</p>	
730 – Geoff White for Gwynfa Ave Residents Association	Gwynfa Avenue, Cashmere	<p>Operative – RH (Residential Hills Zone)</p> <p>Notified – MRZ (Medium Density Residential Zone)</p> <p>Requested – RH (Residential Hills Zone)</p>	<p>IHP recommends that operative zoning and overlays are retained, otherwise MRZ applies.</p> <p>Addressed as part of RH recommendations.</p>	